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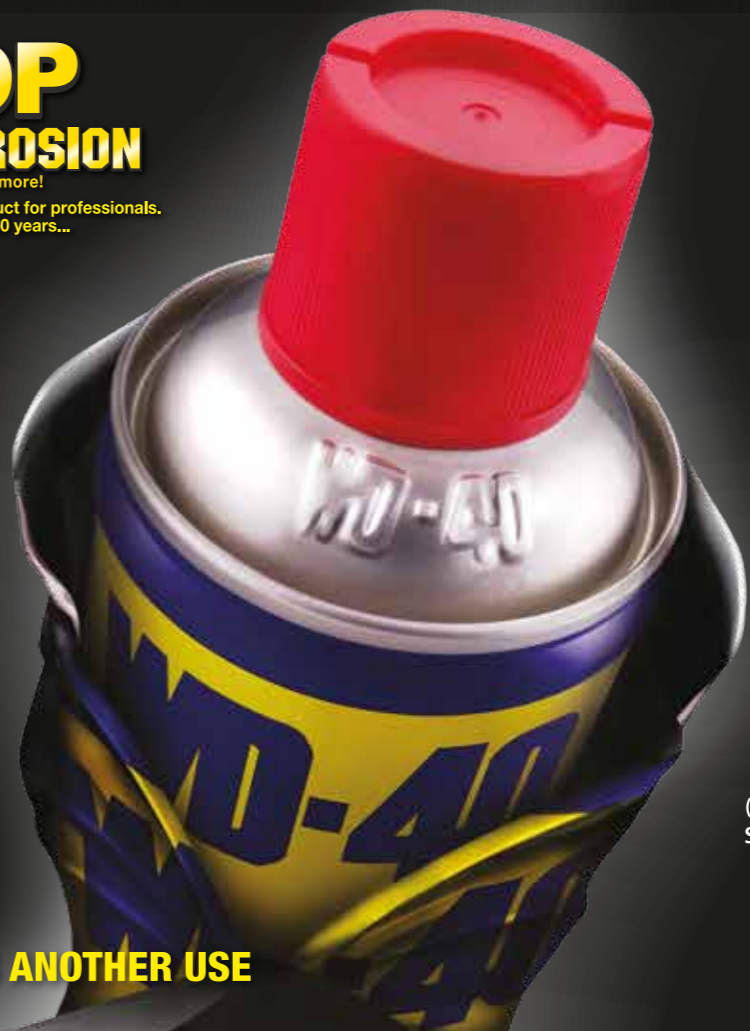
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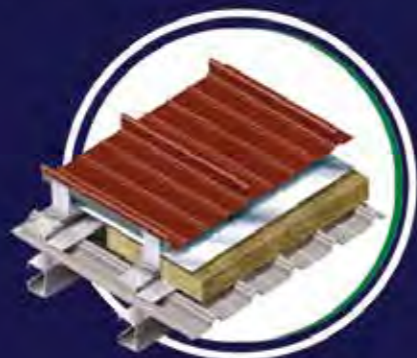
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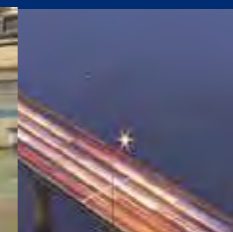
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Message from the
*CHAIRMAN of the
Cambodia Constructors Association (CCA)*



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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Cover Photo: Bodaijo Residences, under construction in Phnom Penh, Cambodia

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From the
PUBLISHER

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

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

The two sectors' healthy growth can be traced to the Kingdom's sound economy and political stability, growing market confidence and more incoming foreign investment, 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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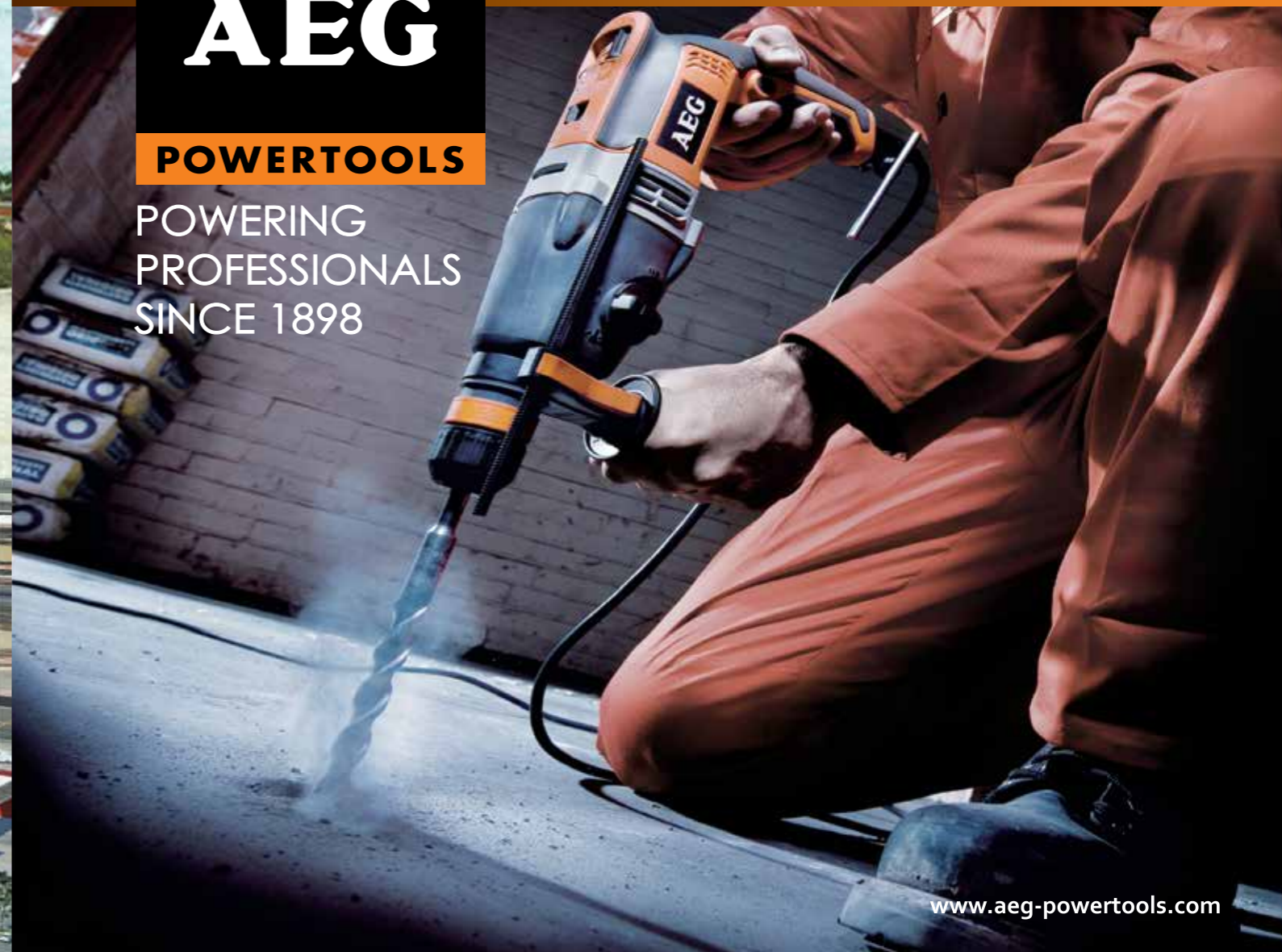
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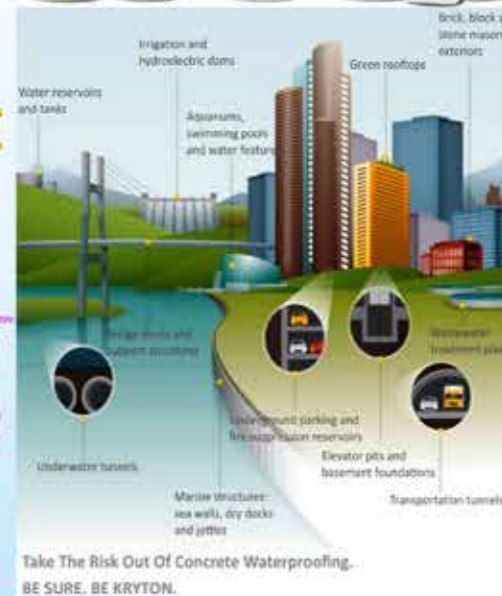
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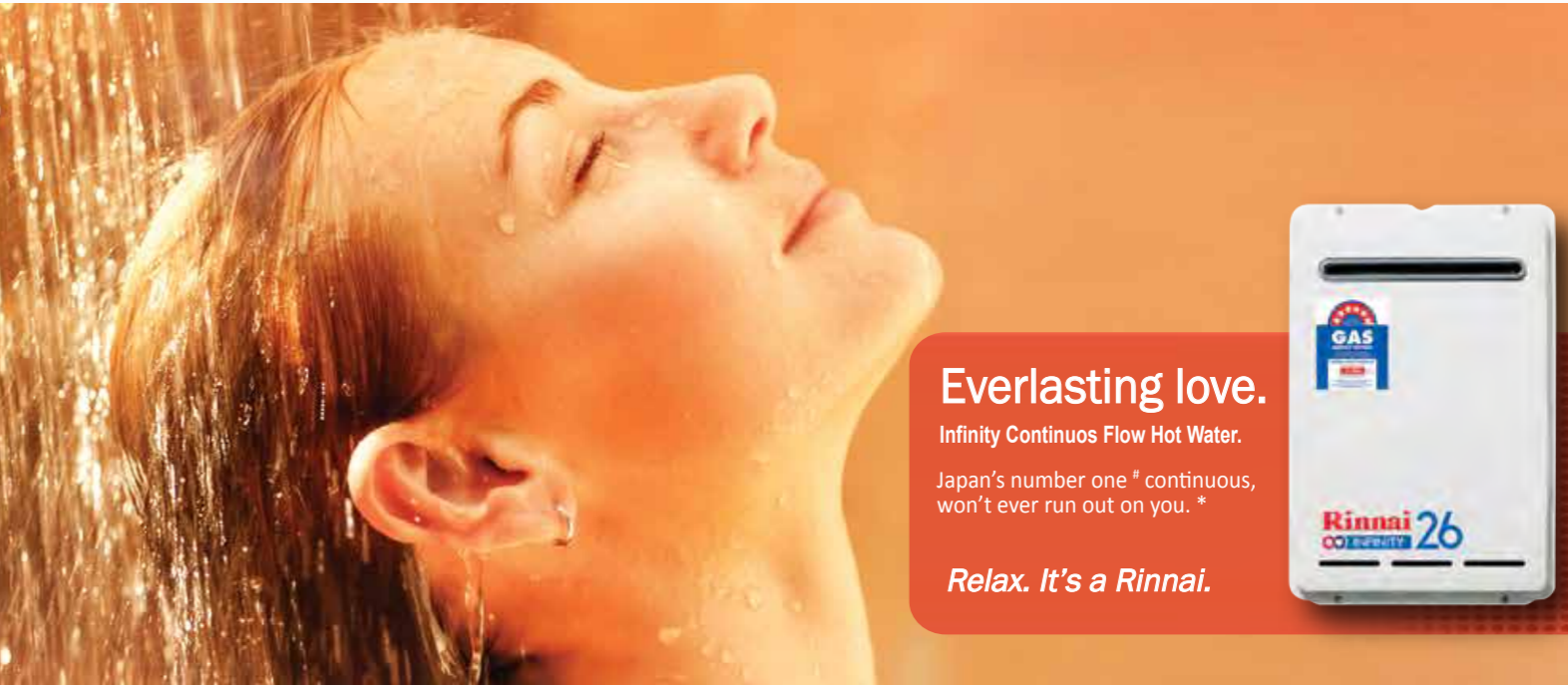


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JAPAN PLEDGES \$6BN FOR MEKONG REGION 5



Japan plans to invest \$6 billion in developmental aid to Mekong region countries – Thailand, Cambodia, Laos, Vietnam and Vietnam – over the next three years as part of its Tokyo Strategy 2015.

The Mekong nations all have excellent economic prospects, with their infrastructure needs suggesting that they are promising destinations for Japanese exporters of railway technologies and infrastructure. Cambodia in particular has been a significant recipient of Japanese infrastructure development

aid over the last 20 years.

The "four pillars" of the plan are industrial infrastructure development, industrial human resources, sustainable development, and policy coordination with various stakeholders.

In May, Japan also announced a plan to provide \$110 billion in aid to drive Asian infrastructure projects.

These announcements come against a backdrop of the signing of the China-dominated Asian Infrastructure Investment Bank (AIIB) which Japan did not join ■

ASIAN INFRASTRUCTURE INVESTMENT BANK BORN

THE SIGNING CEREMONY OF THE ARTICLES OF AGREEMENT OF THE ASIAN INFRASTRUCTURE INVESTMENT BANK
《亚洲基础设施投资银行协定》签署仪式



China hosted the signing ceremony of the Asian Infrastructure Investment Bank (AIIB) in Beijing on 29 June. The AIIB will finance Asian energy, transport and infrastructure projects, and will rival the World Bank and Asian Development Bank.

Delegates from 50 countries, including Cambodia, signed the founding articles which determine each member's share and the bank's initial capital of \$50bn, eventually to be raised to \$100bn.

HE Vongsey Visoth, Secretary of State at the Ministry of Economy and Finance, represented Cambodia as a founder member at the signing and stated that it will assist the nation to secure financing to invest in priority areas.

China is the largest stakeholder followed by India, Russia and Germany, though Japan and the US did not join. The AIIB is expected to begin operations before the end of the year ■

PHILIPPINES RAIL PROJECT SETS JAPAN ODA RECORD



Japan has pledged its largest ODA (Overseas Development Assistance) ever provided to a partner nation with \$2bn for the construction of a commuter train line in the Philippines.

The move is an integral part of the "Cooperation Roadmap for Quality Infrastructure Development in the Transport Sector in Metropolitan Manila" which the two nations agreed in June.

The loan package is intended for the construction of the first phase of the \$6.4bn

North-South Commuter Rail (NSCR) Project, a 36.7km narrow-gauge elevated commuter railway from Malolos, Bulacan province to Tutuban in Manila.

"The train system is expected to transport 340,000 passengers daily," according to the Philippines Department of Foreign Affairs.

Local transportation officials hope the railway project's construction could begin in the first quarter of 2017 so it can be completed by 2020 and start operations in the same year ■



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CONSTRUCTION STARTS ON VIETNAM'S TALLEST BUILDING

Construction has begun on the Vincom Landmark 81 - a supertall 460m skyscraper in Ho Chi Minh City, Vietnam.

If completed now the 81-storey development would be in the world's top ten tallest buildings. UK companies are at the forefront of the development with Atkins the lead architects, Arup the structural engineers and CBRE providing property services.

The towering development

located along the Saigon River consists of luxury apartments, serviced offices, a marina and a 241,000 square metre shopping centre. It also features innovative roof gardens on its towers.

With a new law allowing foreign ownership of property in Vietnam, international investors are expected to show interest.

Construction is expected to be completed in 2017 ■



VIETNAM MUST SPEND 50BN ON TRANSPORT



Vietnam needs to spend \$50bn on transport infrastructure over the next five years to maintain current levels of economic growth, according to the country's Planning and Investment Department.

"We still have no high-speed rail and our major airports, including Noi Bai, Da Nang and Tan Son Nhat, are overloaded," said Tran Minh Phuong, the deputy head of the department at a conference in Hanoi. "Our main cities are choked by traffic congestion and rail terminals,

seaports and roads are poorly integrated," he said.

The planning department has calculated that 64 percent should be spent on upgrading the national road system, 12 percent on railways and 10 percent on aviation.

Private sector investors are showing interest as the state budget will pay for less than 40 percent of the required works, which means Public Private Partnerships (PPP) mechanisms will likely be used for the first time in Vietnam ■

KL'S NEW AIRPORT SINKING



Asia's fastest growing airport is facing criticism that its newly-built KLIA2 terminal is sinking after being built on swamland.

The area around the \$1bn building, which was completed in June last year, has been resurfaced, but its stands and taxiways still suffer from cracks and ponds of water covering the tarmac.

Malaysia Airports Holdings Bhd (MAHB), which oversees KLIA2, had previously acknowledged the airport was located on unstable ground, which could require years of considerable maintenance to address.

In response to fierce criticism from AirAsia, Bloomberg news agency quoted the company as saying the problems stemmed from uneven soil settlement. The settling "has been anticipated from the start of construction", the company was quoted as saying, adding that the airport was addressing the issue by patching and resurfacing problem areas and injecting polyurethane under the ground.

A concrete slab to be completed by next April will provide a more permanent solution, it said ■

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KERRY WORLD BRIDGE SEZ BREAKS GROUND



The \$100m Kerry World Bridge Special Economic Zone (KWB SEZ) which broke ground at the start of July expects to eventually create 25,000 jobs on a 63-hectare site 17km south of Phnom Penh, according to its directors.

Consisting of a Customs Bonded Warehouse Zone and a Special Economic Zone, the joint venture between Worldbridge International and Hong Kong-based Kerry Logistics will be built in 3-major phases with construction on Phase 1 expected to be completed in March 2016.

The 15-hectare Phase 1 will host automobile showrooms, warehouses and workshop facilities. Electronics and utilities industries

will fill 40 hectares on Phase 2, while the remaining 8 hectares will be dedicated to industrial infrastructure.

The Customs Bonded Zone will offer warehousing for various kinds of commodities. It will also provide bonded warehouses and open yard storage. The aim is to attract internationally renowned companies with high technical capabilities, such as electrical & auto-parts production giants.

"Taking an optimistic view of Cambodia's prospects, Kerry Worldbridge is investing in the logistics sector, where we perceive the need to be greatest," said Mr. George Yeo, Vice Chairman of Kerry Group and Chairman & Executive Director of Kerry Logistics Network ■

SKYTRAIN STILL IN MASTER PLAN



JICA presented a transport master plan in a seminar on 6 August, emphasising using rail transit to ease traffic congestion in the capital.

One aspect of the plan, developed in consultation with the government, is a rail line from Phnom Penh International Airport to the city centre.

City Hall spokesman Long Dimanche told CPM that an Automated Guideway Transit system (AGT or Skytrain) remained part of

the capital's plan until 2035.

"According to the study, an AGT fits with a city like Phnom Penh," he said. "We have proposed three primary routes, but haven't decided yet whether to run one among them first or operate the three routes together at once."

Both JICA and City Hall stressed that these remain feasibility studies and that no investment proposals have been received to date ■

JV AUTO PART PLANT SET FOR SEZ

Thailand's leather product company Chai Wattana Tannery Group (CWT) has entered a joint venture for an automotive seat cover manufacturing plant in the Sanco SEZ Industrial Estate on the Thai-Cambodia border.

The \$7.35 million joint venture, will see CWT invest 25 per cent of the total with a 75 per cent stake held by NHK Thailand, Toyota Tsusho and Koiwa Bond.

CWT's managing director Weerapon Chaiteerath told Deal Street Asia the location was chosen for its convenience for transport to Thailand while enjoying lower production costs in Cambodia.

Construction is scheduled to be completed by early 2016 with operations commencing mid-year. The company expects capacity to grow continuously to hit its target of at least one million units by 2019 ■

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111-FLOOR TWIN TOWERS "UNLIKELY"



After news of a proposed 111-storey twin tower development went viral in early July, the whole country has been waiting to see if this Chinese-Cambodian joint venture would get the green light.

However, City Hall spokesman Long Dimanche told Construction and Property Magazine that it is unlikely that the government will accept the proposal to build the nation's tallest skyscraper on the current Dreamland plot since such tall buildings could not be so near the Royal Palace.

"As per normal, we don't allow any high buildings surrounding the Royal Palace," he said. "However, if such a tall 500-metre building were allowed to be built there it would face many problems regarding the infrastructure, drainage system, etc."

Despite its reservations, City Hall hasn't formally rejected the proposal since the developer hasn't submitted the official investment plan yet, he said. The municipality advised them to study the environmental impact and other related issues

before submitting the official investment plan to the government for consideration.

"Only with a detailed study can we submit it to the government for approval," he told the Phnom Penh Post, adding that. "It is an advantage for the country to have a skyscraper like this, but we need to balance the benefits with the impacts."

A joint investment between the Cambodian-owned Thai Bun Rong Company and Chinese developer Kia Nip Group, the development would include

commercial office space, a cultural centre, a hotel, shopping floors and many other entertainment outlets and facilities and is expected to cost around \$3 billion.

The 500-metre twin tower is the second mega-skyscraper to be proposed for Phnom Penh, after the 555-metre Diamond Tower that the Overseas Cambodian Investment Corporation (OCIC) touted for Diamond Island. Construction on Diamond Tower is yet to start however, after being announced in 2010 ■



PP - P. SIHANOUK EXPRESSWAY FIRST LEG OF MASTER PLAN

The first Phnom Penh-Preah Sihanouk expressway is to be constructed next year in order to facilitate goods transportation from the capital to the international seaport, according to Agence Kampuchea Presse.

Speaking at the press conference after a signing ceremony between the Ministry of Public Works and Transport and China's Henan Provincial Communication Planning, Survey and Design Institute Co. Ltd, on 5 August, H.E

Lim Sidenine said if there is no obstacle, construction of the 190km-long, 25m-wide expressway would begin in 2016 and be completed in 2020 with an investment capital of \$1.6bn.

According to Cambodia's Expressway Master Plan, by 2020, Cambodia needs 850km of expressways, estimated to cost around \$9bn, and by 2040 needs investment capital of \$26bn to build 2,230km of expressway, he added ■

TRAGEDY IN POR SEN CHEY



The partial collapse of a supermarket construction site in Por Sen Chey killed one worker and injured two others on 15 July.

The incident occurred at around 08.20am shortly after work had been completed on smoothing the concrete first floor. A large section of the still-wet floor then collapsed, trapping the three men below.

Construction at the site, operated by the Thouen Sokha Group, was immediately halted and district authorities indicated that the owners would be liable for compensation payments.

The Phnom Penh Post reported Por Sen Chey district cadastral chief officer Bin Sineat as saying that the site had a legal permit with materials meeting standards but that there had been issues with the way they had been used.

The tragedy showed again the urgent need for the promulgation of Cambodia's long-awaited Construction Law ■

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BUILDING AND FIRE SAFETY SEMINAR Q+A



Following the collapse of the supermarket construction in Phnom Penh in July, the promulgation of the Construction Code remains a priority. Britcham-IBC provided Construction & Property Magazine some further insights into why they organised the Building and Fire Safety Seminar with RICS earlier in the year.

1. What was the purpose of the seminar?

To-date Cambodia still does not have a set of Building or Fire Safety standards in the area of construction. Several initiatives within the Government are currently being developed, as well as by the private sector and relevant institutions. This led to the UK Government's Foreign and Commonwealth Office and UK Trade and Investment to commission the Royal Institution of Chartered Surveyors (RICS) to produce a report on the topic with a view to providing the Cambodian Government with assistance in developing building standards and ensuring better regulation. The Report's findings and recommendations were presented to and welcomed by the Government last year. The Report further provided the foundation for the country's first Building Construction Law, drafted by H.E. Dr. SOK Siphana.

Following on from this, the purpose of the joint IBC and BritCham seminar was to bring together relevant stakeholders - both from the private and public sector - to examine the findings and recommendations of the RICS report and discuss a common approach to the developing building and fire safety standards for Cambodia.

2. In the report, Cambodia lacks of its own building standards codes. What can Cambodia do to improve building standards?

The RICS Report outlines a number of key recommendations on what the Cambodian Government can do to improve building standards. The recommendations are very concrete and RICS have further provided proposals to assist the Government in achieving these goals. Some of these are already underway - for example, the drafting of a legislative framework for the construction sector. Ultimately however, the key to improving Cambodia's building standards is through active participation and engagement of relevant stakeholders, both from the private and public sector, towards improving the current situation. The business community has a critical role and a shared responsibility in this area. Setting up a Task Force where the private sector can dialogue unanimously with Government and take action is one way of doing this.

3. In the report, it stated that Cambodia will not be able to develop its own building standards codes without foreign assistance. How can foreign assistance help making the codes?

What the RICS report has demonstrated is that foreign assistance in the area of building and fire safety standards can be valuable to Cambodia as it develops its own national standards. Organisations like RICS are able to bring their recognised expertise and extensive experience to assist the Government. It further allows the Government to assess the level of standard that needs to be met in the sector to meet the requirements of foreign property developers operating in Cambodia. This latter point is especially important as having an internationally recognised set of building standards is key to investor confidence. With the property boom we are witnessing and considering that construction is currently a key driver to economic growth in the country, this becomes increasingly critical for Cambodia.

4. How long does it take to develop the codes?

According to RICS, it is hard to put a precise timeline to the time it takes to develop the codes. However, it is not something that can happen from one day to the next. It requires time and investment ■



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GLOBAL MOBILE ELEVATING WORKS' ACCIDENT RATE FALLS IN 2014



Preliminary fatal injury rate calculations confirmed that mobile elevating work platforms (MEWPs) are one of the safest ways to perform temporary work at height, according to a 2014 report released in August 2015 by the International Powered Access Federation (IPAF)—a not-for-profit international organisation that promotes the safe and effective use of powered access equipment worldwide.

This latest analysis complements the IPAF's release of the 2014 MEWP-related accident data and indicates that although the total MEWP rental fleet has increased in size, the fatal injury rate has fallen.

Presenting the research, Chris Wraith, IPAF Technical and Safety executive noted that IPAF

is calculating the fatal injury rate based on the number of MEWP fatalities worldwide against the MEWP rental fleet worldwide and estimated utilisation rate, as no accurate data is currently available on the total number of end-user owned machines and their utilisation rate.

Based on the estimated rental fleet size, the average utilisation rate and the average days worked per year, the number of days a rented machine was operated per year was estimated at 168.4 million worldwide for 2013. Taken with the 68 reported MEWP fatalities worldwide in 2013, the fatal injury rate (i.e. the number of fatalities per 100,000 days a rented machine was operated) was estimated at 0.040.

For 2014, the number of

days a rented machine was operated per year was 182.4 million and the number of reported MEWP fatalities was 64, to give a fatal injury rate of 0.035.

The MEWP fatal injury rate was put into perspective with other existing data on accidents and fatalities worldwide. Information published by official bodies based on accidents as a proportion of workforce was found for France, Singapore, the UK and the US concerning the number of fatalities due to falls from height per 100,000 workers and the number of fatalities at work per 100,000 workers.

The comparison with fatal injury rates due to falls from height and fatalities at work showed MEWPs to be a safe way to work at height. In the

US for example, the MEWP fatal injury rate per 100,000 of the workforce in 2013 was 0.03, whereas the fatal injury rate per 100,000 of the workforce due to falls from height was 0.4 and the fatal injury rate per 100,000 of the workforce due to fatalities of any kind at work was 3.27.

Analysis of the 2014 data reveals that falls from height and overturn remain the two main causes of fatal accidents. The MEWP fatal injury rate was reviewed against other relevant industry sectors. However, the research found little commonality between industries in the way that fatalities are reported or tracked.

IPAF's Rental Market Reports estimates the worldwide MEWP rental fleet at more than 1.1 million ■

LAND MINISTRY SIGNS MOU WITH EUROCHAM ON URBAN PLANNING

The Ministry of Land Management, Urban Planning, and Construction (MLMUPC) and the European Chamber of Commerce in Cambodia (EuroCham) signed a Memorandum of Understanding (MoU) on Urban Planning on 27 July.

H.E Chhan Saphan, Secretary of State represented H.E Im Chhun Lim Senior Minister and Minister of Land Management, Urban Planning and Construction and Mr. Emmanuel Menanteau, Chairman of the European Chamber of Commerce, attended the signing ceremony along with a number of representatives from both institutions.

The MoU defines a framework of cooperation between the Ministry of Urban Planning and Construction and the European Chamber of Commerce on a number of priority areas.

These areas include providing assistance and guidance in the development of a legal framework and regulatory norms for the cadastral and real estate sectors for greater efficiency, with a view to increasing levels of investment as well as of confidence by investors and developers in the Kingdom of Cambodia and providing guidance in relation to the laws and procedures surrounding strata titles.



Mr. Emmanuel Menanteau, Chairman of the European Chamber of Commerce and H.E Pen Saphan, Secretary of State, and Management, Urban Planning and Construction sign the MoU.

The MoU also focuses on preparing additional regulatory norms and urban planning standards and support in defining a Spatial Planning, a master plan and a land use planning for Kratie and Kampot provinces.

Finally, the agreement provides assistance in classifying types of construction companies, constructors, consultants, and qualified professionals and promotes human resource development and experience sharing.

At the signing ceremony H.E Pen Saphan said that the MoU reflects the partnership between the public and private sectors in promoting standards, in improving the investment environment in the real estate and construction sectors, and in attracting more EU investors to Cambodia, according to AKP.

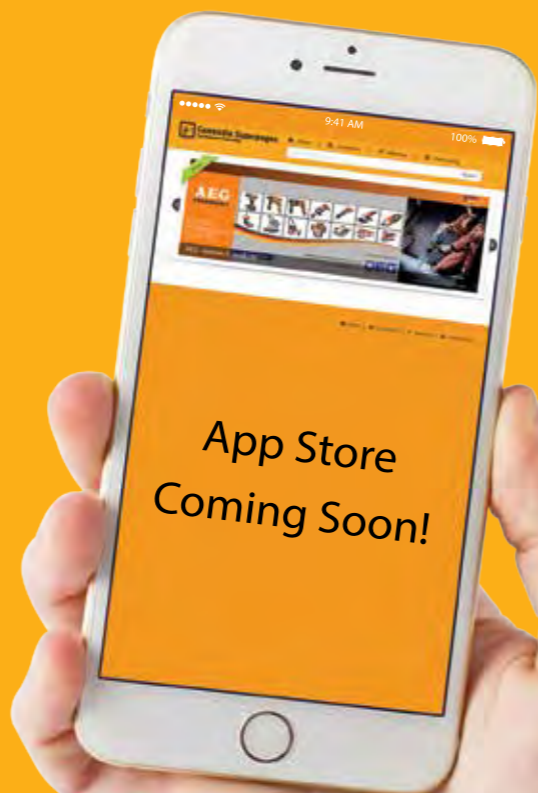
Mr. Emmanuel Menanteau stressed that Eurocham is committed to helping Cambodia in the areas of engineering and construction quality and safety ■



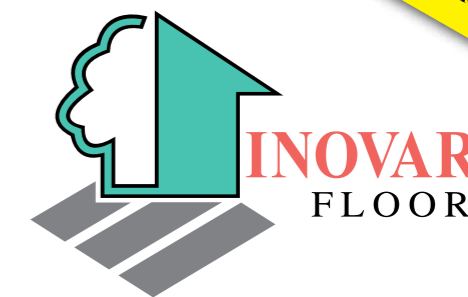
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APES is a relatively a new entrant to the Cambodian market as a company; however its management team has an extensive history within the competitive landscape of Cambodia. In addition, the company has established several technical seminars on surge protection devices, power factors and roofing solutions and its applications; as well as individual training and consulting.

One of the key customers of APES in the territory is definitely Cambodia Airports (SCA) and Vinci Construction Grande Project S.A.S who are renowned global leaders in the concession and construction industry. APES has supplied and installed the steel roofing for the new extensions of the Phnom Penh and Siem Reap International Airports; as well as Iskra surge protection and power factors for other parts of the terminals.



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លោក Nami A. Mokri ៖

« មាត់ទៅកាន់ភាពជោគជ័យគឺមិនអាចសាងសង់បានក្នុងរយៈពេលតែមួយយប់នោះទេ ហើយមាត់នេះតែងតែស្ថិតក្នុងដំណើរការស្ថាបនាជារៀងរហូត។ »

ទម្រង់អាជីវកម្មរបស់យើង គឺអនុវត្តតាមចក្ខុវិស័យរបស់យើងដែលជឿជាក់ថាជោគជ័យនឹងអាចសម្រេចទៅបានមិនមែនដោយសារតែសកម្មភាពទាំងឡាយរបស់បុគ្គលម្នាក់នោះទេ ប៉ុន្តែវាអាចសម្រេចទៅបានដោយការផ្តល់អំណាច ការតាំងចិត្ត និងការចូលរួមពីសំណាក់បុគ្គលិក ដៃគូ និងអតិថិជនទាំងឡាយរបស់យើង។ យើងជឿជាក់ថា វាមានសារៈសំខាន់ណាស់ក្នុងការស្តាប់ដៃគូ និងអតិថិជនរបស់យើង ហើយផ្តល់ជូនពួកគេវិញនូវផលិតផលសេវាកម្ម និងដំណោះស្រាយនានាស្របតាមតម្រូវការរបស់ពួកគេដែលត្រូវបានឡើងយ៉ាងល្អ ដ៏សម្បូរបែប ដើម្បីបំពេញផលិតការរឹងមាំរបស់ពួកគេ។

ក្រុមហ៊ុន Advanced Power Energy Solutions (APES) ត្រូវបានបង្កើតឡើងកាលពីឆ្នាំ២០១១។ អាជីវកម្មចម្បងរបស់ក្រុមហ៊ុនគឺផ្តល់ការប្រឹក្សា សេវាកម្ម ដំណោះស្រាយនានា និងសម្ភារសម្រាប់គម្រោងសាងសង់ និងគម្រោងអភិវឌ្ឍន៍ទាំងឡាយ ចាប់ពីការរចនារហូតដល់ការដំឡើង ហើយក៏រួមបញ្ចូលទាំងសម្ភារអគ្គិសនីដែលមានគុណភាពខ្ពស់ទៅកាន់អតិថិជនគោលដៅវិស័យពាណិជ្ជកម្មនិងឧស្សាហកម្មសំខាន់ៗនៅកម្ពុជាផងដែរ។

APES ផ្តល់ជូនដំណោះស្រាយជាក់លាក់ទៅលើការធ្វើផែនការ ការប្រឹក្សា ការដំឡើងរួមទាំងសេវាកម្មថែទាំអតិថិជន និងដៃគូរបស់យើង។ ក្រុមហ៊ុនរបស់យើងក៏ផ្តល់ជូននូវផលិតផលយ៉ាងច្រើនប្រភេទដូចជា ដំបូលដែក

បន្ទះលំអពីលោហៈធាតុ គ្រឿងបង្កជាន់ថ្នាក់ថ្នាលប ប្រព័ន្ធ Chiller និងម៉ាស៊ីនត្រជាក់គ្រប់ប្រភេទ ឧបករណ៍ការពារបម្រែបម្រួលចរន្ត និងទប់ចរន្ត និងប្រព័ន្ធការពាររន្ទះនៅលើអគារនិងនៅក្រោមដី ប្រព័ន្ធត្រួតពិនិត្យច្រកទ្វារសម្រាប់ចំណតរថយន្តបន្ទុកកាប៉ាស៊ីទ័រនិងមេគុណអនុភាព និងឧបករណ៍បំប្លែងថាមពលព្រះអាទិត្យដែលអាចឲ្យក្រុមហ៊ុនផ្តល់ជូនទៅអតិថិជនប្រើប្រាស់ទាំងឡាយនូវផលិតផល និងសេវាកម្មដែលផ្តោតលើអតិថិជនជាសំខាន់ដ៏អស្ចារ្យ។

APES ប្រហែលជាក្រុមហ៊ុនថ្មីសម្រាប់ទីផ្សារកម្ពុជា ប៉ុន្តែទោះជាយ៉ាងណាក៏ដោយគណៈគ្រប់គ្រងក្រុមហ៊ុនមានប្រវត្តិយូរឆ្នាំនៅក្នុងវិបទការប្រកួតប្រជែងនៅកម្ពុជា។ ជាងនេះទៅទៀត ក្រុមហ៊ុនបានរៀបចំឲ្យមានជាសិក្ខាសាលាបច្ចេកទេសជាច្រើន លើការប្រើប្រាស់ឧបករណ៍ទប់ចរន្តអគ្គិសនី មេគុណអនុភាពនិងដំណោះស្រាយលើការងារដំបូល និងបច្ចេកទេសនៃការដំឡើងទាំងការបណ្តុះបណ្តាលនិងប្រឹក្សាជាលក្ខណៈបុគ្គលផងដែរ។

មួយក្នុងចំណោមអតិថិជនសំខាន់ៗ របស់ APES នៅកម្ពុជាមានក្រុមហ៊ុន Cambodia Airports (SCA) និងក្រុមហ៊ុន Vinci Construction Project S.A.S ដែលជាក្រុមហ៊ុនលំដាប់កំពូលជាអន្តរជាតិក្នុងវិស័យសម្បទានវិនិយោគ និងសាងសង់។

APES បានផ្គត់ផ្គង់ និងដំឡើងគ្រឿងបង្កដំបូលដែកដល់គម្រោងពង្រីកអាកាសយានដ្ឋានអន្តរជាតិភ្នំពេញ និងសៀមរាប។ យើងក៏បានផ្គត់ផ្គង់ឧបករណ៍ការពារបម្រែបម្រួលចរន្តនិងមេគុណអនុភាពម៉ាក Iskra សម្រាប់អាកាសយានដ្ឋានទាំងពីរផងដែរ។

APES នឹងបន្តខិតខំអភិវឌ្ឍន៍ខ្លួនបន្ថែមទៀត



Siem Reap International Airport Terminal New Extension Project

និង ផ្តល់ជូនផលិតផលដំណោះស្រាយ និងសេវាកម្មថែទាំដែលល្អជាងផលិតផលផ្សេងៗទៀតទៅកាន់អតិថិជនថ្មី និងចាស់របស់យើងនៅក្នុងព្រះរាជាណាចក្រកម្ពុជា ដោយផ្តោតជាសំខាន់លើគម្រោងសាងសង់ដូចជា អាកាសយានដ្ឋាន ផ្សារទំនើប សណ្ឋាគារ សាលារៀន មន្ទីរពេទ្យ ឃ្លាំង ភោជនីយដ្ឋាន គម្រោងអភិវឌ្ឍន៍លំនៅដ្ឋាន និងវីឡា ប្រព័ន្ធទូរគមនាគមន៍ និងបង្គោលអង្កត់តែន បង្គោលអគ្គិសនី និងខ្សែបណ្តាញបញ្ជូននិងចែកចាយអគ្គិសនី។

រាល់ចម្ងល់នានាពីសំណាក់អតិថិជនក្រុមហ៊ុនផ្គត់ផ្គង់ ដៃគូ និងឱកាសការងារ សូមមេត្តាទាក់ទងមកក្រុមហ៊ុន APES តាមរយៈអាសយដ្ឋានទំនាក់ទំនងខាងក្រោម៖

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Colin Rogers, PSE's Dean of Construction School

PSE'S CONSTRUCTION SCHOOL GIVES ALMOST 100 SCHOLARSHIPS



Since its inception in Cambodia in 1995, Pour Un Sourire D'Enfant (PSE) has become renowned for changing the lives of many young poor Cambodian students and orphans through its free education programs.

Within its vocational training program, PSE has been providing a Building and Construction Training program since 2007. Colin Rogers, PSE's Dean of Construction School, told Construction and Property Magazine that the school has offered scholarships to 91 poor male and female students from the Stung Meanchey area to study several majors at the institution.

PSE's Construction School offers four majors to students: Sanitary and Air Conditioning Installation (est. 2007), Electrical Installation, Masonry and Tiling, and Painting and Decorating (est. 2010). All are based on two-year curriculums and although, the school doesn't cover IT specifically, all students also receive IT training. In the future the school hopes to offer an engineering major and also attract more female students.

For the 2015-2016 academic year 31 students have registered for the 1st year while another 45 students are studying on the 2nd year program. "Besides

receiving free tuition, they additionally receive free uniforms, safety equipment, school materials, food, medicine and transportation if required, while many of them are living in the school's dormitory," explained Rogers.

What makes this school unique compared to other local construction-related schools are its construction workshops where students practice in an environment similar to real work with modern and quality equipment. In 2012, PSE established the Smile Construction Service (SCS) to provide students the opportunity to practice their professional skills with real work that provides social benefits.

Rogers explained that students receive professional skills training for 2 years with six months in school and another six months on internships for the first and second years. After graduating, it is easier for them to seek employment because most of them are retained by the companies where they do the 2nd internship. The rest are helped by the school's Student Affairs Officer. All of them can have good jobs within one month after graduation.

"They [students] can get at least \$180 per month for doing an intern-

ship which will make it easier for them to find employment after graduation because mostly they speak English at school," said Rogers.

Tem Sarith is a part of the first batch of PSE's Faculty of Construction. After spending an internship period at DBD Company as a plumber with an initial salary of \$110, he is now a Team Leader at Comin Khmere leading a team of over 40 workers with salary of up to \$450 per month which has completely changed his life.

Despite its impressive achievements, PSE still faces challenges due to its not-for profit status. With the school offering scholarships to graduated students to go on to university level this year, there will be more pressure on the budget. "As with most organisations, we are always short of money and we need to seriously control our budget. Given more funds we would wish to widen the range of skills taught to include carpentry and engineering," Rogers explained. "PSE's vision and vocational training is getting more attention and sponsors and is contributing to building up a skilled workforce in Cambodia" ■

PURE DRINKING WATER DIRECTLY FROM TAP



RESIDENTIAL WATER FILTRATION SYSTEM

PENTAIR® AUTHORIZED DEALER USA

Pentair CTS-QC1000

Performance Specifications

- Claims: Sediment, Chlorine, Taste & Odor.
- Pressure Range: 1.6 - 6.8 bar (25-100 psi)
- Temperature Range: 5 - 38°C
- Filter Capacity: 3785 Litres (1000 gallon)
- Rated Service Flow: 2.3 Litres per minute (0.6 gpm)



\$79

Pentair CTD-104M

Performance Specifications

- Claims: Sediment, Chlorine, Taste & Odor, Lead, Cysts removal & Bacteriostatic
- Pressure Range: 1.6 - 6.8 bar (25-100 psi)
- Temperature Range: 5 - 38°C
- Filter Capacity: 9450 Litres (2500 gallon)
- Rated Service Flow: 2.3 Litres per minute (0.6 gpm)



\$135

Everpure CTS-H54

Performance Specifications

- Claims: Sediment, Chlorine, Taste & Odor, & Lead
- Pressure Range: 0.7 - 8.6 bar (10-125 psi)
- Temperature Range: 2 - 38°C
- Micron Rating: 0.5 micron
- Filter Capacity: 2835 Litres (750 gallon)
- Rated Service Flow: 1.9 Litres per minute (0.5 gpm)



\$279



GE GSBF-1500

\$130

Performance Specifications

- Claims: Sediment, Chlorine, Taste & Odor
- Pressure Range: 2.0 - 6.9 bar (21-65 psi)
- Temperature Range: 5 - 38°C
- Micron Rating: 0.5 micron
- Filter Capacity: 9450 Litres (2500 gallon)
- Rated Service Flow: 2.3 Litres per minute (0.6 gpm)
- Replacement Cartridge: GSBF-1500R



GE GDBF-2000

\$190

Performance Specifications

- Claims: Sediment, Chlorine, Cysts*, Lead, Lindane, asbestos, mercury and atrazine
- Pressure Range: 2.0 - 6.9 bar (21-65 psi)
- Temperature Range: 5 - 38°C
- Micron Rating: 0.5 micron
- Filter Capacity: 2839 Litres (750 gallon)
- Rated Service Flow: 2.3 Litres per minute (0.6 gpm)
- Replacement Cartridge: GSBF-1750R, GSBF-1250R



EVERPURE EVP-H104

\$258

Performance Specifications

- Claims: Sediment, Chlorine, Taste & Odor, Cysts & Lead
- Micron Rating: 0.5 micron
- Filter Capacity: 3780 Litres (1000 gallon)
- Rated Service Flow: 1.9 Litres per minute (0.5 gpm)
- Substance Reduction:
 - Lead
 - NSF/ANSI Standard 53 certified top reduce cysts such as Cryptosporidium and Giardia by mechanical means.
 - Chlorine taste & Odor
 - Dirt and cloudiness*
 - Mold and algae*
 - Particulates (oxidize iron, manganese and sulfides)*



EVERPURE EVP-PBS-400

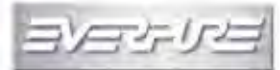
\$299

Performance Specifications

- Claims: Sediment, Chlorine, Taste & Odor, Cysts & Lead
- Micron Rating: 0.5 micron
- Filter Capacity: 11,356 Litres (3000 gallon)
- Rated Service Flow: 8.3 Litres per minute (2.2 gpm)
- Substance Reduction:
 - Lead
 - NSF/ANSI Standard 53 certified top reduce cysts such as Cryptosporidium and Giardia by mechanical means.
 - Chlorine taste & Odor
 - Dirt and cloudiness*
 - Mold and algae*
 - Reduce particles as small as 0.5 micron in size by mechanical means



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MENG LENG EAV AND NKK CELEBRATE 20 YEARS OF PARTNERSHIP

2015 marks the 20th anniversary of Meng Leng Eav Co., Ltd supplying NKK grinding and cutting disc products to Cambodian market.

Meng Leng Eav first began researching NKK products, manufactured by Thailand-based Fusan International using Japanese technology, in 1995 before being a registered company. In 1997, the company won the exclusive dealership rights to the Cambodian market for the brand. Today Meng Leng Eav is a leading supplier of a wide range of quality construction and agricultural related products in Cambodia.

Meng Leng Eav distributes two main categories of NKK products to the Cambodian market: cutting discs in sizes ranging from 10cm to 40cm in diameter and grinding discs from 10cm to 18cm in diameter.

Unknown in the kingdom 20 years ago, today NKK is a leading brand with 70-80 percent market share thanks to its outstanding quality and Meng Leng Eav's effective sales strategy.

Since first introducing NKK to the market, the company has enjoyed consistently rising sales, though the pace of growth has slowed in recent years according to Meng Leng Eav Director Mr. Meng Reaksmey, speaking at the 20th anniversary of its NKK dealership in July, 2015.

The main sales targets in Cambodia are those related to professional mechanical works especially related to iron and steel cutting and grinding (over 90 percent of total demand) and construction works, Reaksmey added. The company now has



over 200 wholesalers and dealers for NKK brands nationwide.

Although NKK has had no competitors over the previous two decades, it today faces tight competition from many competitively priced cutting and grinding disc brands on the market. Despite this, Reaksmey has realised that most of them come with uncompleted product sets, are inferior quality and meet uncertain standards.

"NKK's unique features compared to other existing brands on the market are its competitive brands, strong cutting and long life span," he stressed.

Noting that inferior products with

improper consumption guidelines can lead to serious dangers to users, he emphasised Meng Leng Eav's strategy of paying strong attention to safe product use by offering product training to consumers. It also publishes product leaflets to guide users how to use them properly.

"We provide warranty and insurance for our NKK products. If consumers experience danger from them despite usage, the company will compensate them," he said.

Having supplied the market since 1993, Meng Leng Eav Co. Ltd now exclusively and inclusively distributes many world-leading brands of power tools, construction-related tools, and agricultural products ■



WORLD-CLASS SANITARY WARE BRAND ARRIVES IN CAMBODIA



July 2015 marked another milestone for the Cambodian market when it welcomed E.C.A Serel, the world-class quality and eco-friendly sanitary ware brand which has been attracted to invest by the kingdom's double-digit building boom growth.

Solely distributed by Soma Trading a subsidiary of Soma Group, the company supplies a full range of high-quality sanitary ware from middle to high-end products which are manufactured by the Turkey-based Elginkan Group. In operation since the 1950s, the company is widely known for its hi-tech and innovative construction materials which are supplied all over the world.

E.C.A Serel Brands are among the elite brands which have attained a Fine Design Award from the 'Design Turkey Industrial Design Awards'. They are now distributed in over 60 countries including developed markets such as France, Germany, UK, USA, Russia, Belgium, Denmark, Sweden, and Romania.

What has made Serel the sanitary ware brand of choice is its innovative green technologies which can save up to 70 percent of water and energy. Serel Brand reaches its consumers nationwide and internationally with a dealer and service network as wide as E.C.A's. Serel eliminates use of dense and non-renewable cleaning products with its specially



designed toilet seats manufactured from anti-bacterial material.

Thanks to its global reputation, trading companies have now brought these brands onto ASEAN markets such as Thailand, Cambodia and Laos.

Speaking at the E.C.A Serel showroom grand-opening on Monivong Blvd, Mr. Sok Puthyvuth, Chief Executive Officer of Soma Group said the numerous luxury residential and commercial projects along with a rapidly growing number of middle class consumers in Cambodia marked the perfect time to introduce these high-end brands to the market.

"The grand-opening of E.C.A Serel distribution is another example of our ongoing dedication to providing our esteemed customers world-quality products that come with pro-environment, consumption saving concepts and innovative designs," he said.

Besides E.C.A Serel, many global brands in this sector are already available on the Cambodian markets such as Kohler, Karat, Hansgrohe and Cotto Italia distributed by Heng Asia, American Standard, Inax and Series Supplies supplied by HSC Decor Center, and Viglacera distributed by Viclacera Corporation Cambodia, as well as others ■

A STORY OF OPPORTUNISTIC ARCHITECTURE



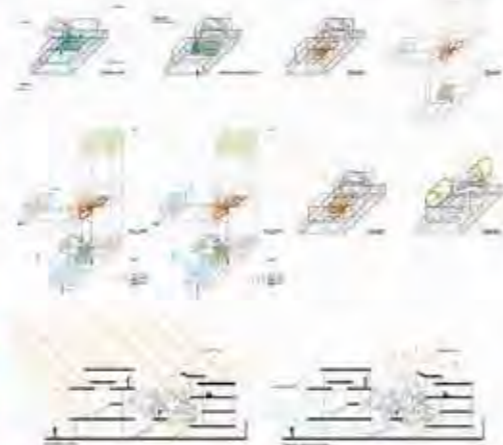
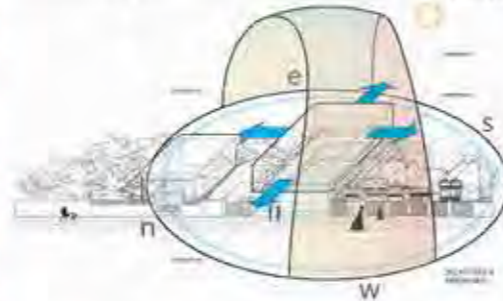
REEDGE
ARCHITECTURE + DESIGN
HUN CHANSAN, PRINCIPAL

Architects are known to create buildings and spaces inside them. Providing a story behind the design concept is an opportunity to explore constraints and tactics for an architectural intervention. Examples of constraints are the restriction of the site and operational requirements as unavoidable limitations, whereas, the site movement, environmental factors, local context and economic use of space can be viewed as a catalyst for an opportunistic architecture. Directing an architectural story can bring the unexpected discovery of the architect's role in shaping the built environment.

In order to engage with the unavoidable constraints we look at them as a series of diagrams

that introduce the overall story. Before the introduction ends we offer scenarios through a series of speculative diagrams. These speculations will provide solutions to the constraints by offering various tactics for the design.

In Cambodia, we look at constraints as site boundary walls, ratio of built versus un-built areas, building heights and number of parking spaces etc. Other constraints would be the operational boundaries that define the functions, sizes and requirements of each space inside the building. Speculations suggest opportunities for design and enhancing the users' experience by looking at the environment surrounding it such as traffic movement, sun movement, views, natural light,



TOULE KORK HOUSE DIAGRAM

natural ventilation and efficiency of the space, and what would make it distinctively memorable.

The series of diagrams tell stories of various projects that explore constraints and generate tactics for an architectural intervention. One tactic in the design gesture can often solve a few constraints. For instance, adding a courtyard in between buildings can allow more natural light into the space; this light can indirectly enter and reduce the use of electricity while also transforming the interior spaces.

This courtyard offers internal views that externally might be limited due to its neighbour and, at the same time, encouraging natural ventilation that happens only through design intervention. This move also transforms the architectural form into opportunities to intermix between the built form and nature which might result in a cantilevered structure, a big balcony and internal voids.

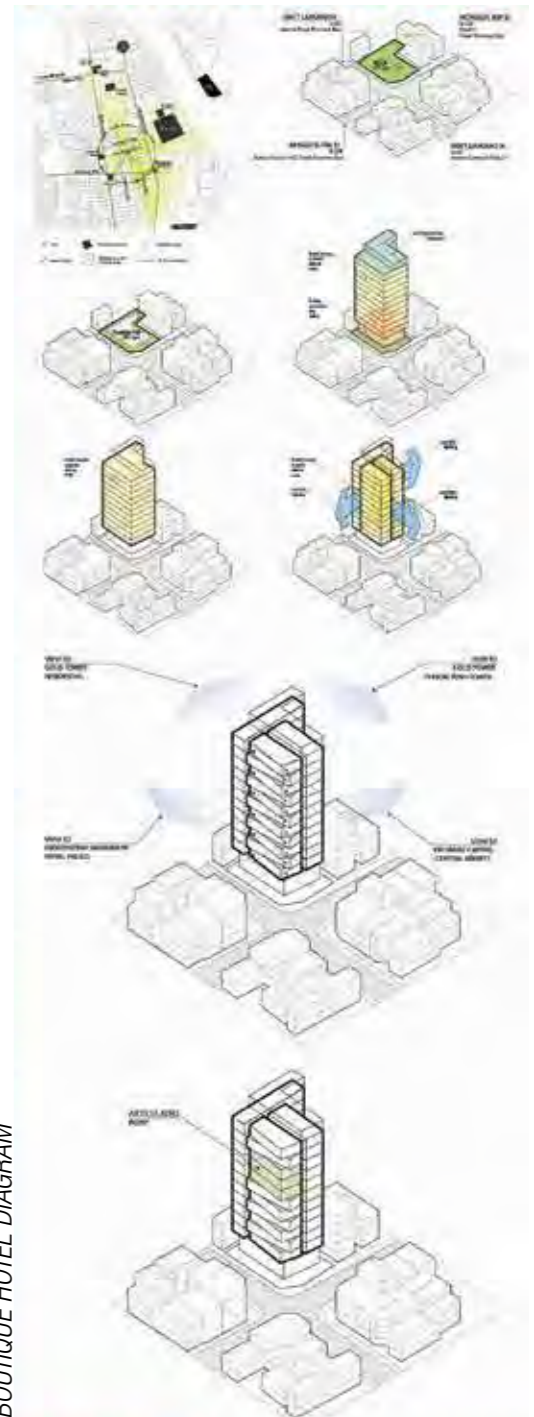
In another instance, maximising daylight into deep spaces such as an underground passage, garage room, or basement spaces can involve the exchange of dialogue between structure, level changes, materials, forms and the façade of the architecture. For example, the use of glass will allow natural light to seep into deep spaces but the set back and

the large overhang control the amount of light and heat that might be conducted into the building.

The obligation to provide a spatially efficient plan means that the focus of design prioritises the maximising of the economical and contextual symbol of the site. In this case, the most important programmatic requirements of the plan are shifted towards the most marketable location; the corner end of the block or the end where views are maximised and its formal expression is vital. By treating this corner differently from its adjacent spaces, a new volume is created thus intensifying the architectural opportunity for exploring other means of design such as materials, light, and colour.

Telling a story through architectural moments in a space, a site and an environment is a critical matter in dissecting the constraints and arriving at a design invention. In a bigger moment for opportunistic architecture, we can look at constraints with a bigger impact on society such as global warming, rising urban population, infrastructure, rapid development and urban patterns etc.

In this case, speculations, tactics and opportunities have to tell stories of a built environment that impact on society at large ■



BOUTIQUE HOTEL DIAGRAM





AAC LIGHTENS LOAD IN CAMBODIA



Bricks are a standard material on virtually all building sites. But with lighter and longer Autoclaved Aerated Concrete (AAC) blocks, building walls and other sections of buildings where bricks are conventionally applied, becomes easier, faster and cheaper.

Autoclaved aerated concrete (AAC), which is also known as autoclaved cellular concrete (ACC) and autoclaved lightweight concrete (ALC), is a lightweight, precast, concrete building material invented in the mid-1920s that simultaneously provides structure, insulation, and fire- and mold-resistance. AAC products include blocks, wall panels, floor and roof panels, cladding (facade) panels and lintels.

In production for over 70 years with a wide range of products including green technology solutions, P.K. Light Block is now introducing this technology to the Cambodian market to help reduce costs on construction projects as well as reducing environmental impact.

Their factory, staffed by their experienced local and international technical team, is expected to open in December this year. Their main target clients are construction companies as the block can

be applied to an entire building.

"As ASEAN integration is coming, the company expects Cambodia's construction and property sectors to grow rapidly," said Sok Sothy of P.K. Light Block. "So through our light block, we have a great opportunity to contribute to the development of more skyscrapers in Cambodia by helping save on construction costs and time, and minimise environmental impacts plus many other benefits."

Besides its insulating capability that reduces heating and cooling load in buildings compared to conventional bricks, other significant advantages it offers are; quick and easy installation, porous structure allowing for superior fire resistance, workability allowing accurate cutting which minimises waste, lower environmental impact in all phases of its life cycle, moisture resistance, energy efficiency, pest resistance, sound-proofing, non-toxic and a long life span.

Because of their light weight, AAC blocks can save cost and energy in transportation, labor expenses, and increases chances of survival during seismic activity. Larger-sized blocks also lead to

faster masonry work. The combination of all these factors equates to ultimately reducing the total project cost.

"By using PK Lightweight blocks instead of conventional bricks, contractors and project owners can reduce the total cost by up to 40 percent," said Sothy.

AAC is well suited for urban areas with high-rise buildings and those with high temperature variations. Due to their lower density, high-rise buildings constructed using AAC blocks require less steel and concrete for structural members. The mortar laying requirements for AAC blocks are also reduced due to fewer joints.

Using AAC in rendering reduces material use thanks to its extra dimensional accuracy. Better thermal efficiency makes AAC suitable for use in areas with extreme temperatures as it eliminates the need for separate materials for construction and insulation which again leads to faster construction and savings.

Since 1980, there has been a worldwide increase in the use of AAC materials among developers, architects, and home builders, and that is why the technology has also now arrived in Cambodia ■



P.K LIGHT BLOCK
Green Material Build Strong

P.K LIGHT BLOCK

Factory Coming Soon In Phnom Penh Cambodia

ក្រុមហ៊ុន P.K Light Block Co., Ltd គឺជាធាងចក្រដែលផលិត ឥដ្ឋស្រាលដំបូងគេបង្អស់ ក្នុងព្រះរាជាណាចក្រកម្ពុជា ហើយសំភារៈអាគារថ្មីនេះនឹងជួយការដ្ឋានសំណង់របស់លោកអ្នកចំណេញទាំងពេលវេលា និង ថវិកា ។

P.K Light Block is opening the first Autoclaved Aerated Concrete (AAC) block factory in Phnom Penh Cambodia, This new material is going to help developers and constructors save time and money.



ENGINEERING AND PLANNING FOR A SUSTAINABLE PHNOM PENH



Boeung Kak Lake, which has been filled for development

In Phnom Penh, where land is already scarce, proper planning for future growth is crucial. As a Civil Engineer, I was recently able to visit and see first-hand large, on-going land development projects on lakes surrounding the city.

Boeung Kak is about 100 ha = 1km x 1km. "Chroy Changvar City" on part of that peninsula is about 350 ha = 1km x 3.5km. And in the south of the capital, "ING City" on Boeung Tompun is about 600 ha = 1km x 6km for Phase 1 only, but will be over 2000 ha = 10km x 20km after all 4 phases.

My main initial geotechnical engineering concern for all these developments was ground settlement. These lands were originally seasonal wetland lakes, now reclaimed by filling them with pumped in, dredged river sand. The issue is that when the weight of this metres-high sand is exerted, the muddy soft ground layer underneath is compressed into a thinner layer. This happens by displacing water in the pores of soil beneath and becoming a harder solid layer over time.

The softer the ground underneath is, the heavier the weight required is and the longer it takes to consolidate. In the worst case, the final ground level may continually and gradually subside, and may require extra surcharge, that is a top-up fill, to account for the height

difference. Prior to land reclamation, there are number of ways to improve the ground condition, such as by mixing mud with cement to solidify it, or by extracting water from pores to accelerate the settlement. However, I could only observe the process of letting the sandy soil exert its own weight for long periods of time.

To monitor the ground settlement process, we must first analyse the ground condition. I was first able to share my concerns with the Board of Engineers of Cambodia, which led then to a local soil testing company. And with much appreciation to them, I was given some indicative "N-values" - that is how hard the ground is, measured instrumentally - in the vicinity of those lakes. An N-value of less than 3 is very soft, 3 to 8 is soft-ish, 5 to 10 is soft to medium and so forth. I was told by them that in some areas, an N-value of less than 5 is measured at near the ground surface up to over some metres deep. If a measured N-value is less than 3, I would generally consider there is some risk of consolidation settlement.

Let us not forget that measured N-values can greatly vary depending on the exact sample location, layer thickness, soil property, ground water level, etc. All this means that invisible underground hardness or softness can change over time and place. On the ground surface, there are no confirmed

reports of subsidence yet. Most reclamation has already been left to settle for some years and will be for many more to come. If we can confirm the final consolidation settlement, there will be no problem in constructing infrastructure on top.

Furthermore, many of my civil engineering concerns also lead to town planning. True high-quality Master Plan visions will only be realised by pursuing sustainability. I was once simply taught that sustainability is a balance of environmental, social, and economic factors over time. In terms of environment alone, as I walked around Boeung Trabek, the sight of rotten rubbish and the unbearable stench was not what I expected to encounter. As this putrid water flows through to Boeung Tompun, nobody would like to get close to the lake shore if there is no water treatment there. I thought to myself, if only I could measure this water quality to show to the people there to see.

In the near future, it is the Cambodian people who will be seeking a better place to live in these soon to be satellite cities in the capital. I solemnly hope for an engineering and planned solution to being a brighter and sustainable Cambodian future.

Akio Kudoh is Japanese-Australian Civil Engineer active in South-East Asia based in Phnom Penh.



RE-INFORCED PRECAST LIGHTWEIGHT CONCRETE WALL PANEL

ឧត្តមបន្ទះជញ្ជាំងបេតុងចាក់ស្រាប់

ទំហំបន្ទះជញ្ជាំងបេតុងចាក់ស្រាប់ (Concrete Wall Panel Size)

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





CITY HALL TO MODERNISE PUBLIC MARKETS

Phnom Penh City Hall has announced it will modernise all the capital's public markets to improve the welfare of buyers and sellers, and beautify the city.

In an exclusive interview with Construction and Property Magazine, City Hall spokesman Mr. Long Dimanche described the plan to modernise over 20 public markets under its management in the capital and transform them into multi-storey buildings offering comfort, hygiene and safety to both buyers and sellers.

"Now, it is the 21st century, and City Hall doesn't want to see this kind of market in the capital anymore," he said.

However, unlike previous public markets like Olympic or Ou Russey markets that were transferred to the private sector for development and where vendors must lease their stalls, from now on all public markets will be solely developed by City Hall, and vendors won't have to purchase a lease. "This is a totally free offer from the government," Dimanche stressed.

"We [the government] have spent so much of our budget to build roads, bridges, drainage systems and many other public utilities for our citizens to use freely, so why we can't build public markets and offer these opportunities free to our citizens as well?"

According to the plan all public markets to be developed in the future will follow the Central Market management model where vendors don't have to buy their stalls, but rather pay an annual management fee to the designated autonomous market authority. The fees collected fees as a result are used to finance the management, hygiene, main-

tenance, security and other services for the market.

"So far, City Hall doesn't have headaches with the Central Market anymore because they have an autonomous authority that manages the market nicely and effectively," he said. "We don't even have to worry about paying the salaries for the staff there as the authority is responsible for it themselves."

Doeum Kor Market Development

Doeum Kor Market is the first public market that City Hall aims to transform into a modern, multi-floor facility since it has long been considered the dirtiest market in the city.

But this planned development has caused significant concern among vendors there who believe that once the new market is built, they will lose their stalls during construction or even have to pay rental fees and other expenses after the new market is completed which will hit their livelihoods hard.

In response to misunderstandings among hundreds of market vendors, Long Dimanche provided clear clarification on City Hall's policy, confirming that, "We won't transfer this market development to a private company and we will develop it with our own budget, so vendors won't have to worry that they will pay for their stall or lose their selling locations."

City Hall's fundamental goal is to build a new multi-storey market and vicinity areas that are tidy, clean and comfortable for both sellers and buyers. Once the new market is open, vendors that have stalls in the current market will get new one(s) of the same size and location free of charge in the new mar-

ket building so they can continue selling their products without having to pay for a lease.

The new market will be a multi-storey facility constructed to proper building standards, with fire safety systems and gates, parking floors, hygiene and a proper management system just like the Central Market.

City Hall may build few floors first to accommodate current vendors and will build more at a later date depending on the available budget.

Initiated by Phnom Penh Governor H.E. Pa Socheatvong, City Hall has declared that there won't be any development if even a single vendor doesn't accept the government's solution.

"Only a consensus by all vendors to accept the government's solution can lead to the market development there. If not, we won't kick off this development there." Long Dimanche repeated the governor's commitment saying that, "We want to ensure that all vendors are satisfied with our development planning that has been proposed to help them."

At present, City Hall is conducting a census to find out the exact numbers of vendors with registered stands and unregistered stands including mobile vendors and those people living in the area surrounding the market who could be impacted. Later on, these respective groups will meet separately to reach a consensus until an overall consensus has been achieved. The design for the new market building has not yet been drawn up.

Once this market development plan has been successfully implemented, it will serve as development template for the other 20 public markets in the capital ■



សាលាក្រុងនឹងធ្វើទំនើបកម្មផ្សាររដ្ឋទាំងឡាយ

សាលាធានីភ្នំពេញបានប្រកាសថានឹងធ្វើទំនើបកម្មរដ្ឋផ្សារសាធារណៈទាំងឡាយនៅក្នុងទីក្រុង ដើម្បីលើកកម្ពស់សុខុមាលភាពរបស់ប្រជាពលរដ្ឋដែលជាអ្នកទិញ និងពាណិជ្ជករលក់ដូរទាំងឡាយនៅក្នុងផ្សារ ក៏ដូចជាដើម្បីបង្កើនសេវាកម្មសាធារណៈទីក្រុង។

នៅក្នុងបទសម្ភាសន៍មួយជាមួយនឹងទស្សនាវដ្តីសំណង់និងអចលនទ្រព្យ អ្នកនាំពាក្យសាលាធានីភ្នំពេញ លោក ឡុង ឌីម៉ង់ បានរៀបរាប់ពីផែនការអភិវឌ្ឍន៍ផ្សារសាធារណៈដែលមានជាង ២០កន្លែង ក្រោមការគ្រប់គ្រងរបស់សាលាក្រុង ឲ្យទៅជាអគារផ្សារដែលមានច្រើនជាន់ ដែលនឹងផ្តល់នូវសុខភាពអនាម័យ និងសុវត្ថិភាពដល់ទាំងអ្នកលក់ និងអ្នកទិញ។

"នេះជាសកម្មភាពទី១១ទៅហើយ សាលាធានីមិនចង់ឃើញផ្សារគ្មានសណ្តាប់ធ្នាប់ និងគ្មានអណាម័យដូចសព្វថ្ងៃនៅក្នុងរាជធានីទៀតនោះទេ" លោកបានថ្លែងយ៉ាងដូច្នោះ។ ប៉ុន្តែទោះជាយ៉ាងណាក៏ដោយគម្រោងអភិវឌ្ឍន៍ផ្សារទាំងនោះនឹងមិនមានទម្រង់ដូចទៅនឹងការអភិវឌ្ឍន៍ផ្សារសាធារណៈពីមុនៗដូចជាផ្សារអូឡាំពិក និងផ្សារអូរូស្ស៊ីដែលត្រូវបានផ្ទេរទៅឲ្យវិស័យឯកជនអភិវឌ្ឍន៍ ដែលត្រូវបានផ្ទេរអំពីរកលក់ទំនិញត្រូវតែបង់ថ្លៃជួលតូបនោះទេ។ ចាប់ពីឡើយនេះទៅរាល់ផ្សារសាធារណៈទាំងអស់នឹងត្រូវបានអភិវឌ្ឍន៍ដោយសាលាធានីផ្ទាល់ហើយអ្នកលក់ និងមិនតម្រូវឲ្យបង់ថ្លៃជួលតូបនោះទេ។ លោក ឌីម៉ង់ បានសង្កត់ធ្ងន់ថា "នេះគឺជាការផ្តល់ជូនដោយឥតគិតថ្លៃពីរាជរដ្ឋាភិបាល"។

"យើង (រាជរដ្ឋាភិបាល) បានចំណាយថវិកាជាច្រើនដើម្បីសាងសង់ផ្លូវ ស្ពាន ប្រព័ន្ធលូ និងសេវា សាធារណៈជាច្រើនផ្សេងទៀតសម្រាប់ប្រជាពលរដ្ឋរបស់យើងដើម្បីប្រើប្រាស់ដោយសេរីនិងមិនបង់ថ្លៃ ដូច្នោះហេតុអ្វីយើងមិនអាចសាងសង់ផ្សារសាធារណៈ នឹងផ្តល់ឱកាសទាំងនេះដោយមិនគិតថ្លៃ ទៅឲ្យប្រជាពលរដ្ឋយើងផងដែរ?" លោកបានថ្លែងបែបនេះ។

បើយោងតាមផែនការរបស់សាលាក្រុងរាល់ការអភិវឌ្ឍន៍ផ្សារសាធារណៈទាំងអស់ក្នុងពេលអនាគតនឹងត្រូវអនុវត្តតាមគំរូគ្រប់គ្រងរបស់ផ្សារធំ្លី ដែលអ្នកលក់មិនតម្រូវឲ្យទិញតូបលក់ដូរនោះទេ ប៉ុន្តែគ្រាន់តែបង់ថ្លៃគ្រប់គ្រងប្រចាំឆ្នាំទៅឲ្យអង្គការស្វ័យគ្រប់គ្រងផ្សារ ដែលត្រូវបានចាត់តាំងតែប៉ុណ្ណោះ។ កម្រៃដែលប្រមូលបានទាំងអស់នឹងត្រូវប្រើប្រាស់សម្រាប់ការចំណាយលើសេវាគ្រប់គ្រង អនាម័យ ការថែទាំសន្តិសុខ និងសេវាផ្សេងៗទៀត។

នេះដោយមិនគិតថ្លៃ ទៅឲ្យប្រជាពលរដ្ឋយើងផងដែរ?" លោកបានថ្លែងបែបនេះ។

បើយោងតាមផែនការរបស់សាលាក្រុងរាល់ការអភិវឌ្ឍន៍ផ្សារសាធារណៈទាំងអស់ក្នុងពេលអនាគតនឹងត្រូវអនុវត្តតាមគំរូគ្រប់គ្រងរបស់ផ្សារធំ្លី ដែលអ្នកលក់មិនតម្រូវឲ្យទិញតូបលក់ដូរនោះទេ ប៉ុន្តែគ្រាន់តែបង់ថ្លៃគ្រប់គ្រងប្រចាំឆ្នាំទៅឲ្យអង្គការស្វ័យគ្រប់គ្រងផ្សារ ដែលត្រូវបានចាត់តាំងតែប៉ុណ្ណោះ។ កម្រៃដែលប្រមូលបានទាំងអស់នឹងត្រូវប្រើប្រាស់សម្រាប់ការចំណាយលើសេវាគ្រប់គ្រង អនាម័យ ការថែទាំសន្តិសុខ និងសេវាផ្សេងៗទៀត។

"រហូតមកដល់ពេលនេះ សាលាធានីលែងមានការឈឺក្បាលជាមួយនឹងផ្សារធំ្លីទៀតហើយព្រោះថាពួកគេមានអង្គការស្វ័យគ្រប់គ្រងផ្សារត្រឹមត្រូវនឹងមានប្រសិទ្ធភាព"លោកបានលើកឡើងបន្តថា "យើងមិនចាំបាច់ត្រូវប្រមូលស្តីពីការផ្តល់ប្រាក់បៀវត្សសម្រាប់បុគ្គលិកនៅទីនោះទេ ដោយអង្គការស្វ័យគ្រប់គ្រងផ្សារអាចទទួលខុសត្រូវខ្លួនឯងបាន។"

ការអភិវឌ្ឍន៍ផ្សារដើមគរ ៖

ផ្សារដើមគរ គឺជាផ្សារសាធារណៈដំបូងគេដែលសាលាធានីមានបំណងប្រែក្លាយទៅជាផ្សារទំនើបច្រើនជាន់ ដោយសារតែផ្សារនេះត្រូវបានគេចាត់ទុកជាយូរមកហើយ ថាជាផ្សារដែលកខ្វក់ជាងគេនៅក្នុងទីក្រុង។ ប៉ុន្តែការប៉ុនប៉ងអភិវឌ្ឍន៍នេះបែរជាបណ្តាលឲ្យមានការព្រួយបារម្ភពីសំណាក់អំពីការនាំទំនិញ ដែលជឿថានៅពេលដែលផ្សារនេះត្រូវបានស្ថាបនាជាថ្មី ពួកគេនឹងបាត់បង់តូបលក់របស់គេក្នុងអំឡុងពេលកសាង ឬត្រូវតម្រូវឲ្យបង់ថ្លៃជួលតូប និងការចំណាយផ្សេងៗទៀតបន្ទាប់ពីផ្សារថ្មីនេះត្រូវបានសាងសង់រួច ដែលនឹងប៉ះពាល់យ៉ាងខ្លាំងដល់ជីវភាពរបស់ពួកគេ។ ជាការឆ្លើយតបទៅនឹងការយល់ច្រឡំពីសំណាក់អំពីការលក់ដូរក្នុងផ្សាររាបាយអ្នក លោក ឡុង ឌីម៉ង់ បានផ្តល់ការបំភ្លឺពីគោលនយោបាយរបស់សាលាធានីថា "យើងនឹងមិនផ្ទេរការអភិវឌ្ឍន៍ផ្សារនេះ ឱ្យក្រុមហ៊ុនឯកជនណាមួយឡើយ ហើយយើងនឹងអភិវឌ្ឍន៍ផ្សារនេះដោយថវិកាផ្ទាល់របស់សាលាធានី ដូចនេះអាជីវករលក់ដូរទាំងឡាយនឹងមិនមានក្តីបារម្ភថាពួកគេនឹងត្រូវបង់ថ្លៃជួលតូប ឬត្រូវបាត់បង់ទីតាំងតូបរបស់ពួកគេឡើយ"។

គោលដៅជាចម្បងរបស់សាលាធានីគឺដើម្បីកសាងផ្សារច្រើនជាន់មួយ និងកែសម្រួលតំបន់ជុំវិញផ្សារឲ្យមានសណ្តាប់ធ្នាប់ស្អាត និងមានសុខភាពសម្រាប់ទាំងអ្នកលក់ និងអ្នកទិញ។ នៅពេលដែលផ្សារថ្មីនេះចាប់ផ្តើមដំណើរការ អាជីវករដែលមានតូបនៅក្នុងផ្សារនាពេលបច្ចុប្បន្ននេះនឹងទទួលបានតូបថ្មី ដែលមានទំហំ និងទីតាំងដូចគ្នា ទៅនឹងផ្សារបច្ចុប្បន្នដោយឥតគិតថ្លៃនៅក្នុងអគារផ្សារថ្មី ដូចនេះអាជីវករអាចបន្តលក់ទំនិញរបស់គេដោយមិនមានការបង់ប្រាក់ជួលតូបនោះទេ។

អគារផ្សារថ្មីនេះនឹងមានច្រើនជាន់ ដែលនឹងត្រូវសាងសង់ឲ្យស្របទៅតាមស្តង់ដារសំណង់ ដោយបំពាក់ប្រព័ន្ធការពារអគ្គិភ័យ និងច្រកសុវត្ថិភាព ជាន់ចំណត អនាម័យ និងប្រព័ន្ធគ្រប់គ្រងត្រឹមត្រូវឲ្យដូចទៅនឹងផ្សារធំ្លី ។ សាលាធានីអាចនឹងសាងសង់ជាន់មួយចំនួនមុនដើម្បីផ្គត់ផ្គង់អ្នកលក់បច្ចុប្បន្ន នឹងអាចសាងសង់បន្ថែមទៀត នៅថ្ងៃក្រោយអាស្រ័យទៅតាមថវិកាដែលមាន។

ផ្តួចផ្តើមដោយអភិបាលនៃគណៈអភិបាលរាជធានីភ្នំពេញឯកឧត្តមប៉ា សុផាតិវង្សសាលារាជធានីភ្នំពេញបានប្រកាសថានឹងមិនមានការអភិវឌ្ឍន៍នៅទីនោះទេ ប្រសិនបើមានអាជីវករត្រឹមតែម្នាក់មិនយល់ព្រមទទួលយកនូវដំណោះស្រាយរបស់រដ្ឋាភិបាល។

CAMBODIA TO APPLY CONSTRUCTION MANAGEMENT SYSTEM



All construction projects in Cambodia which meet the required criteria will need to apply the Construction Management (CM) System once the CM proclamation is finalised and enacted by the government.

Construction Management (CM) or Construction Project Management (CPM) is the overall planning, coordination, and control of a project from beginning to completion. CM is aimed at meeting a client's requirements in order to produce a functionally and financially viable project.

The law which has been introduced by the Construction Management Association of Korea (CMAK) under the support from the Korean Ministry of Land, Infrastructure and Transportation is now on the final step to reaching consensus between CMAK, Cambodia Constructors Association (CCA), the Ministry of Land Management, Urban Planning and Construction, and the private and public sectors dealing with the building industry, before it can be sent to the Council of Ministers for approval.

The CCA has played a crucial role in commenting on and assisting the facilitation of the proclamation.

The draft CM proclamation contains seven chapters and 47 articles. The main issues stated in the draft are; the overview of the proclamation and the

definition of key terminologies, the CM principle, CM authority and pertinent parties, the CM system features, how the CM system is implemented, and the management on construction sites.

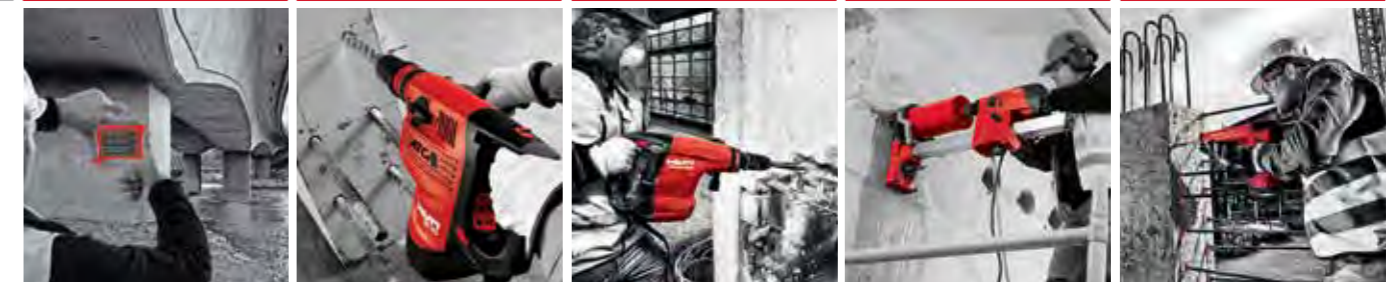
The Ministry of Land Management, Urban Planning and Construction signed a MoU with CMAK to establish the CM system in Cambodia two years ago. CMAK, a private-construction group in Korea established in 1997 with 170 contractors member, has encouraged following Korean practices to ensure sustainable development of Cambodia's construction industry. Since then, CMAK has undertaken research that led to the drafting of the CM proclamation and other regulations, as well as sharing experiences with Cambodian professionals.

A 2nd CM conference was hosted in late July where CMAK representatives were able answer the concerns raised by the CCA and representatives from the private and public sectors on the impact of CM, which allowed for the completion of the proclamation.

Concerns about CM among Cambodian developers and the CCA have focused mainly on increased costs, minimum project scale size to fall under the system, the rights to select CM companies, the scope of CM services that owners can decide to apply for their projects, and the risks that developers will face if CM companies they hire go bankrupt.

This cooperative framework will enable the implementation of the Prakas on CM System which will be officially adopted in the near future, said H.E. Im Chhun Lim, Minister of Land Management, Urban Planning and Construction at the conference.

As well as their extensive liaison with the CCA and others, CMAK has also provided the ministry with a CM Manual



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Delegates pose at the 2nd Cambodia - Korea Construction Management Conference at Dara Airport Hotel, Phnom Penh, July, 2015.

to help all relevant stakeholders clearly understand CM. CMAK also brought a Building Code Framework to the ministry to assist with the drafting of the nation's long-awaited construction law.

CMAK has also provided training on the CM System to 31 technical staff from the ministry, construction professionals and lecturers from three building-related universities to spread knowledge to others. The topics included; CM introduction, explanation of regulations relevant to CM, codes or building standards, design control, project cost control, management procedure, quality management, and safety management.

"I have great hope that this CM Manual and this Building Code Framework will be the foundations for additional regulations on the management of the Cambodian construction industry. It will enable this industry to be in line with current development as well as with national and international standards," said H.E. Minister Im Chhun Lim.

The minister admitted the extent of the current challenge in implementing this CM system in Cambodia, since it is a new concept requiring ongoing discussion. However, he fully supported the statement by Mr. Yung Hwi-Bae, CMAK Chairman who said that, "Using CM in any construction project will reduce construction time and cost, and increase its quality."

"Using proper construction management can save cost and time, and ensure

quality and safety. It also includes construction risk management," said Professor Hyun Soo Lee of College of Engineering, Seoul National University who represented CMAK at a meeting with the CCA last year. "But it is very hard to apply the South Korean construction methods here since Cambodia doesn't have a well-organised construction law yet," he added.

H.E. Huy Nara, Director General of the Ministry's General Department of Construction, said the main role of the CM system is to ensure respective construction projects must have effective management unlike today where most of them are being anarchically built.

"So far, we have consultancies that control the architectural plan, topology, structural plan, and technology and many other sectors but these alone don't provide for strong responsibility and management on those projects yet, he said. "So this CM proclamation aims to ensure complete management of construction projects from start to finish."

In order to be effectively implemented on residential, business, large-scale and industrial buildings, H.E Huy Nara pointed out that CM in Cambodia demands additional development of laws, regulations, policies, and technology relevant to the current requirements of the industry. It also needs technology and skills development through sharing research results and education.

"A stable construction industry can be achieved dependent on the vision of

project owners, engineers, architects and builders," the director general added. "But this also requires organising the project management, design and construction process, labor management, use of materials, cost management, contracts, implementation schedules, and procedures for management of quality, and safety."

The ministry has been actively revising existing laws and regulations, signing MoUs with the private sector (such as with the Cambodia Constructors Association (CCA) and CMAK) and cooperating with local and international building-related agencies to build a strong foundation for the booming sector.

According to the ministry, in the first 6 months of 2015, 915 projects were approved with an estimated investment value of \$808 million. 2014 saw 1,960 projects worth an estimated \$2.5 billion approved; a decrease of 9.60 per cent compared to 2013.

The rapid growth of the sector is largely due to all categories of building being developed. 91 residential borei sites have either been completed or are under construction in Phnom Penh to date.

Most of these buildings currently under development will need to use the CM system once the proclamation is approved and comes into effect ■



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- រៀបចំទីតាំងជួកទំនិញ
Warehousing
倉儲

- ដឹកជញ្ជូនទំនិញខ្នាតធំ
Heavy cargo handling
大型貨物運輸
- បែបបទខ្ចីឈ្មោះក្រុមហ៊ុនក្នុងការនាំចូល ឬនាំចេញ
Import & Export license lending
進出口許可證借用
- សេវាប្រឹក្សាអំពីមធ្យោបាយនាំទំនិញចេញ-ចូល
Logistics processing consultant
運輸服務諮詢



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Watanabe Coffee, Second branch, Singapore



ENVISIONING URBAN DEVELOPMENT



By Mr. Toshishige Kawauchi, CEO of CocochiCam Designs (Cambodia) Co., Ltd. who designed the three pictured projects.



Factory and Workers Accommodation, Cambodia



Town Development, Cambodia

The first time I arrived Phnom Penh, I was shocked by some buildings' designs which had been copied from other countries, and it made me feel like this country's originality was missing.

Many condominiums have been developed very fast but the developers' priority is often only selling with the essence of quality second. By seeing the only the value as an investment property, residential property is not emphasized. In Cambodia, lowering design costs as a consideration is why copying and pasting continues. There're many differences in taste and style when it comes to urban design organised by individuals because there's no medium-long term city or country development vision. I wanted to do something about helping generating this vision, so I decided to open an office here.

For example, in Singapore they have a comprehensive urban plan and they're going forward. This nation is now exporting their city development model through the urban planning which has

been implemented. Architecture involves commonality and sociality. This process can be country-led but it might also be privately-led in the case of large-scale projects. In this way, running projects can change from whether they are based on a dream and vision or just to make money. If we can hold the same vision to make a proud town, all of us in this country should walk toward that vision. If it becomes a proud town, it highly motivates the people who live there. If it becomes a beautiful town then it can be connected with tourism.

Architecture and people have a close relationship. We have introduced Japanese thinking into the usage flow design of condominiums which are in progress in Cambodia. Our concept is green, so it is comfortable and safe for people who live there. It is popular when the town looks happy with an exciting plan. Living with pride is crucial for developing the town.

In addition, even a factory and its workers' accommodation based in the Phnom Penh Special Economic Zone

(PPSEZ), has been designed as a town in a city. Of course the factory's purpose is productivity purpose but the dormitory is the space that we set for workers to be able to communicate easily with each other. We want to create a happy daily living atmosphere while they are working there.

Leading developers in Cambodia have been outsourcing design to neighbouring countries such as Thailand and Singapore. However our company received an order to design Watanabe Coffee Café's second branch in Singapore. Cambodian companies being engaged in design in Singapore is a big step forward for the nation.

Talking about urban development depends on whether there is a vision or not. We have raised the concept of creating a medium-long term vision and are sharing it.

Spreading the knowhow of Japanese architecture to young Cambodian people means continuing to share the knowledge I have experienced from Japan with them ■



THE ROLE OF BUILDING INSPECTORS EXPLAINED



Tieng Samphors to work inspecting progress on OCIC construction sites.

The sheer number of processes behind successfully completing a quality building, from commissioning to designing to constructing, means that inspectors play a crucial role. However, many remain uncertain of the exact role of inspectors on construction projects.

Tieng Samphors, Head of Independent Inspectors of Mega Asset Management Co., Ltd, a subsidiary of leading real estate developer Overseas Cambodian Investment Corporation (OCIC), shared his experiences with Construction & Property Magazine.

"Inspection duties provide so many benefits to the building owner including ensuring the building is built to proper technical, safety and quality standards, being well landscaped, saving costs and materials, meeting the schedule and budget so as to minimise environmental impact during and after completion," he said.

Generally, inspector's responsibilities change during different project stages. At the drawing stage, the landscape or architecture design is not a priority as this is based on the negotiations between architect and the owner.

But in this interim stage, inspectors mainly focus on how the foundations and structural works are designed to ensure they will meet the technical requirements for wind resistance, handling load, and meeting planned schedule including the cost to see where costs can be saved for the owner.

During the building stage, they inspect construction technologies, safety

and around the site, quality assurance and quality control. In this stage, they mainly inspect the plan drafted by structural engineers based on the soil testing and compare it with their own tests. If any errors are found, they will inform contractor to immediately make changes.

Although assigned people control each part of a building project, inspectors need to inspect everything by coordinating with them. If they find any errors, they will discuss them with the respective responsible staff to seek solutions.

Independent inspectors are not controlled by the project manager. They can directly report any serious errors they find to the developer, seek approval from the architect, and then report them back to the constructor for changes based on international standards.

Though it seems like inspectors would require high qualifications and comprehensive knowledge on building works, Sampors explained that inspectors can have similar qualifications to other engineers or architects. "Inspectors usually keep learning from real practice, experiences with different projects, mistakes and they sometimes seek advice from their lecturers at school."

A career building inspector since 2008, Samphors works with a team of over 20 inspectors at his company who mainly focus on the structural and foundation works of OCIC projects.

Projects that hire consultants don't usually need inspectors since the consultancy will fulfill the dual role as site inspector and designer to ensure the

plans and works progress properly.

Some developers use both inspectors and consultancies on specific projects, according to Samphors. OCIC projects Olympia City and Riviera Condominium have hired consultancies working together with inspectors to provide double checks.

However, some highly technical work requires qualified consultants because the developer's inspectors cannot deal with it. By observing and learning from the consultants though it is hoped the inspectors can undertake those tasks in future.

The size of a project also impacts whether permanent inspectors or consultants are used. "For short-term projects, developers don't usually hire permanent inspection staff as it costs more than hiring the consultancy, but for long-term projects, developers like OCIC must hire permanent inspection staff because it costs them less than hiring consultancy firms," explained Samphors.

Just like in other technical areas, inspectors for large and small developers in Cambodia face challenges, such as lacking of a full range of testing equipment to enhance their work, and adequate human resources.

"So far, most of the graduate engineers we recruit from local universities don't have enough practical skills at real construction sites and have just learned the theories," Samphors pointed out. "When facing real work, they can't deal with it, so we need to spend a lot of time and effort to train them" ■

TOYOKO INN OPENS WITH PLANS FOR MORE BRANCHES



After 31 months of construction, Japan's largest economy hotel chain Toyoko Inn has officially opened its doors to welcome local and international guests.

Located close to Diamond Island in Tonle Bassac Commune, the 23-floor hotel is a joint venture between Overseas Cambodian Investment Corporation (OCIC), Cambodia's largest property developer, and Toyoko Inn Group.

After breaking ground in December 2012, construction cost a total of over \$10.5 million excluding the land price. At the ground-breaking ceremony, Mr. Norimasa Nishida, Toyoko Inn Group director confirmed that this was the group's first hotel branch in Southeast Asia.

Built on a 2,676 square metre plot owned by OCIC for which Toyoko Inn Group holds a 25-year lease, the hotel has 15,388 square metres of floor area and stretches up almost 95 metres.

With 329 rooms marketed primarily to international guests and especially Japanese tourists visiting Cambodia, rates at the 3-star hotel start from \$19 per room night. At the hotel's grand opening on 30 July, Mrs. Maiko Kurodo, CEO of Toyoko Inn Group that not being a 4 or 5-star hotel would not compromise quality. "Our vision is to provide guests with a comfortable and clean shelter with affordable price," she said.

The 60th year anniversary of Cambodia-Japan friendship in 2015 also coincides with the 30 anniversary of Toyoko Inn Group. This world-leading economy hotel chain has 3,400,000 membership guests

worldwide and expects corporate guests to stay in the Phnom Penh branch thanks to the special privileges that membership offers guests.

"In May this year, we were awarded the Global Guinness Record as all our 48,831 rooms from our 250 branches worldwide were totally sold-out," said Mrs. Maiko Kurodo. "It would be great if our Phnom Penh branch can be a part of this world record as well."

Though the brand is still new in Cambodia, the joint developers are planning more branches in premium locations in Phnom Penh and Siem Reap, according to OCIC's senior manager.

"This hotel will contribute to tourism development as Cambodia was rated by PATA's World Travel Fairs 2015 as an award winner for cultural treasure and also one of the 36 best travel destinations in the world," said Neak Oknha Pung Kheav Se, CEO of OCIC. "Angkor Wat was ranked first rank among the world's best historical touristic sites in 2015, and this has attracted many inbound tourists including those from Japan to Cambodia."

H.E. Im Chhun Lim, Minister of Land Management, Urban Planning and Construction said at the grand opening ceremony that the hotel will add more beauty to Tonle Bassac zone and expected it to boost economic development by attracting more inbound tourists and business travelers to the kingdom.

According to the Minister, private Japanese property development investments in Cambodia have increased to \$108 million by Q1 2015 with a total building floor

area of approximately over 354,000 square metres. Investment projects include Toyoko Inn Hotel, a modern hospital developed by Sunrise Health Care Service Company, AEON Shopping Mall, Bellevue Apartments, condominiums and commercial buildings developed by Emario Shonam Marine Corporation Co., Ltd, and many spare parts and mechanical factories in special economic zones.

32 Japanese construction companies have registered with the government to date, of which 23 of them have valid licenses. This puts Japan in 3rd place behind Korea and China among the 202 foreign-owned construction companies registered in Cambodia.

The minister also took the opportunity to thank the Japanese government for their strong support for infrastructure development in Cambodia, saying, "I hope the official establishment of cooperation between Cambodian Ministry of Land Management, Urban Planning and Construction and the Japanese Ministry of Land, Infrastructure, Transportation and Tourism will pave a way for Japan to assist Cambodia on urban planning, construction, and housing management for all classes of people."

According to Japanese Ambassador to Cambodia Mr. Kamamaru Yuri, over 190 Japanese companies are now operating in Cambodia. "As ASEAN integration (AEC) is approaching, there will be many large businesses pouring into this region including those from Japan. Since Cambodia is geographically located in the heart of ASEAN, this country will enjoy the prosperity of the regional merge," he said ■



GAINING SKILLS TO MITIGATE CONSTRUCTION RISKS

Construction projects are a high-risk endeavor from start to finish. While world construction activities are estimated by CNBC to accelerate by \$6.3 trillion, or 70 percent, by 2025, boosted by massive projects especially in Asia, risks and disputes in construction projects are getting more complicated as well.

To maximise profit and ensure the projects they handle are completed on time and within budget, stakeholders must gain better skills, knowledge and strategies to improve risk, and dispute management procedures.

Realising these loopholes, Trueventus is organising its 2nd Annual Construction Risk & Dispute Management Conference on 28-29 October 2015 in Singapore to equip participants from anywhere in the world with professional skills and knowledge so that they will be able to manage costly risks and disputes for their respective projects successfully.

"Understanding and managing risks at all phases of the project is key to safeguarding your organisation and maximising profits. Risks that are not effectively identified and mitigated results in project delays, cost overruns, and disputes which will all take a toll on your profit margins," is the main message of the event said Karen Leong of Trueventus's Marketing Division.

This year's conference has been

refreshed with dynamic panel discussions to create dialogue among all stakeholders in the construction process and propose solutions to some of the tough issues in construction disputes. This is an event that construction-related professionals shouldn't miss as they will gain full updates on the latest regulatory and case law developments.

The two-day conference will touch on sensitive topics including; dealing with insolvency in construction and its distribution of claims, identifying geotechnical risk and its role in successful project delivery, comparing the pros and cons of FIDIC and NEC contracts, challenges in enforcing DAB decisions, and BIM as an essential tool in managing risks.

The conference is designed for, but not limited to, all construction-related professionals such as C-Level executives, contractors, tax, legal and insurance professionals, governmental authorities, real estate developers, and sub-consultants etc.

According to Karen Leong, the key benefits from attending this conference are; implementing lean construction techniques to minimise the risks effects on project construction time; managing mega projects, claim avoidance, mitigation and dispute resolution; developing action plan to mitigate risk in construction projects and increase profitability; discovering latest industry trends in

construction insurance and performance guarantees; gaining the practical tools and strategies to maximise the opportunities offered by successful contract risk management; and mitigating exposures to delays and unsubstantiated claims.

Various prominent speakers from the world's leading construction-related firms will share their skills, experiences and strategies with participants.

Organised as a boutique event, only about 30 more seats remained in mid-August. Participants who book and mention Construction and Property Magazine (Cambodia) will gain a 15 percent discount on the registration price.

The total course fee to attend the event is inclusive of the documentation package (worth \$495) where all speakers' presentations research/materials/ experiences will be combined for attendees, but exclusive of travel costs and accommodation. The organiser can also assist participants to get affordable accommodation rate from its hotel partner.

Besides the seminar, participants can also network with construction professionals worldwide and take opportunities for business matching.

"I believe the speakers' experiences are far more valuable than the cost of registering and they are the main reason for participants to attend the event," said Karen Leong ■

2nd ANNUAL CONSTRUCTION **RISK** AND **DISPUTE** MANAGEMENT

Optimising Effective Strategies to Mitigate Risk Throughout the Lifecycle of Your Construction Project
28 - 29 OCTOBER 2015 | SINGAPORE

With billions of dollars invested in mega projects taking place globally, stakeholders need to consider how they can further improve risk procedures to ensure projects are completed on-time and within budget. Join Trueventus **2nd Annual Construction Risk & Dispute Management Event**, October 28 – 29 in Singapore to discover and gain the practical tools and strategies to manage costly risks & disputes to achieve project success!

FEATURING SOME OF THE DISTINGUISHED SPEAKERS:

Ken Choudhary | President-Asia Region
Flour, China

Chris Morris | Project Risk Head
MTR Corporation Ltd, Hong Kong

Mike Allen |
Group Head of Contract Solution
EC Harris, Hong Kong

Soh Lip San |
Head Construction and Projects
Rajah & Tan, Singapore

Edwin Lee | Founding Partner
Eldan Law LLP, Singapore

Dr. Euan Low | Technical Director
Mott MacDonald, Singapore

Christopher Nunns |
Managing Director, Constructio Solutions
Flour, China

Revantha Sinnnetamby | General Council
Scomi Engineering, Malaysia

For more details, contact:
Karen Leong Tel: +603 2775 0000 F: +603 2775 0055 E: karenl@trueventus.com

Association

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TO APPEAR
IN 2ND CCA
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GLOBAL BRANDS
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CAMBODIA'S CONSTRUCTION INNOVATOR



Construction & Property Magazine had the opportunity to catch up with Varheng Dawuth, Managing Director of Camcona Group, and one of the nation's leading innovators in the construction sector.

46-year-old Varheng Dawuth has been striving since his teenage years to help develop the nation's construction landscape. Back in 1995, Dawuth had graduated with an Architecture major and continued his studies in Engineering in Vietnam. He returned back to Cambodia with a product barely-known here but which had revolutionised 2D and 3D design worldwide; AutoCAD.

Cambodian engineering students during the 1990s are likely to remember Dawuth very well for that reason. "It makes me proud to have been the first teacher to train Cambodian students in AutoCAD here," he said.

As an architect and AutoCAD trainer in 1995, Dawuth began doing small projects on Cambodian homes for alternative income. "It was my dream to be an engineer and to immerse my life in my nation's construction sector."

"I am inspired by our construction sector and want to learn as well as to get experiences from this sector. For me, working in construction is not just about designing homes for clients but to work and manage more stuff across the construction sector," he said.

Not limiting himself just to design, Dawuth has also recognised a lot of business opportunities around the sector. A few years after gaining success with his architecture business, he got married with Kimsrun Elida and started a family.

Following his dream, he had successfully transformed his business from a design company to a construction company in just a few years and has completed many projects since. "I see construction as a business that has to be improved every day and to be improved for the long term," explained Dawuth.

Dawuth and his wife have now transformed their construction company into the renowned trading brand Camcona Trading (Cambodia) Co., Ltd which supplies construction equipment and materials throughout the country.

An active member of the Cambodian Constructors Association (CCA), Camcona BMS (Building Material Supplies) is the exclusive distributor for an extensive, comprehensive range of the highest quality equipment. These include; Italian construction equipment brand IMER (concrete mixers, floor saws, hoists, mortar mixers, mortar sprayers power floats, and tile/masonry saws); German outdoor lighting brand Ligmann; Belgian laminate flooring brand Pergo; and Japanese water heater brand Rinnai (commercial and residential water heaters, pool heaters and shower systems).

"Having been working in this sector, I have met a lot of customers and worked for them. I am satisfied and proud of the way that I have transformed all of my customers to become my friends because the good service and quality we provide makes them feel satisfied and respect us," he said. Time and again, their many customers comment on the excellent customer service they enjoy at Camcona which, combined with the high quality products, makes for a unique experience.

However, Dawuth acknowledges that the construction sector in Cambodia still faces many challenges including construction techniques and a skilled workforce. As part of his long-term plan, Dawuth wants to establish a research institution that underpins the production of construction materials here in Cambodia. His dream is to improve the ease of investing in the construction sector and to reduce the cost of materials.

"It has been my dream for about 10 years now, but I have not been able to achieve it yet due to a lack of funds. However, I am still trying to find financial and technical partners to help me in order to make this institution a reality in Cambodia as soon as possible," he said.

There is certainly no doubt that Varheng Dawuth will continue to be one of Cambodia's major construction innovators for many years to come ■

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GLOBAL BRANDS TO APPEAR IN 2ND CCA BUILDING EXPO



With only three months to go until Cambodia's flagship 2nd Building and Property Expo, many global and leading local brands in the building and property industries have now confirmed their presence at the fair.

Scheduled for December 3-5, 2015 at the Diamond Island Exhibition and Convention Center, the fair is organised by the Cambodia Constructors Association (CCA) which represents constructors in Cambodia.

Featuring around 300 booths, the expo layout is divided into three sections: real estate firms, banks and insurers; construction material and decoration; and electrical, plumbing and water supply, machinery, mechanical and steel frames.

In the real estate sector, the Overseas Cambodian Investment Corporation (OCIC), Cambodia's biggest property developer, and which is behind dozens of residential and commercial property projects nationwide, has signed up for 22 booths to showcase its numerous large-scale realty projects, especially those under construction at Diamond Island. Chinese-based Union Development has taken 8 booths to unveil its 36,000-hectare Dara Sakor Seashore Resort—Cambodia and SE Asia's biggest resort development. Many luxury residential projects (boreys), and condominiums

developed by local and foreign investors such as Residence L, and The Bay have also confirmed their presence.

In the construction materials and decoration section, a large number of global brands will dominate the area to showcase their latest hi-tech products. Among the world-leading brand distributors in Cambodia that have confirmed their participation are Heng Asia which distributes global sanitary ware brands like Hansgrohe, Karat, Kohler, Fagor, and Kenzai; HSC Décor Center which distributes Mitsubishi air-con and Kansai Paint, Camcona Trading (Cambodia) which distributes Rinnai, Ligman, and Imer; Wiki Trade which distributes York air-con and Khmer Rock; RTD Enterprise which distributes flooring materials such as Tarkett and Tandus, and Fagor home appliances.

In the Mechanical, Electrical and Plumbing (MEP) section, TEM Trading have booked 6 booths to exhibit its global PP-R Pipe Polygon, Ebara pumps, and SRI firefighting systems, while SCG and Comin Khmere will also showcase their respective world-renowned M&E products and solutions.

PEB Steel, ISI and Fuxin Steel Building will dominate the steel frame section with their

respective hi-tech steel structure solutions.

Robert Bosch and AEG, the world leaders in the power tools industry, will introduce their latest power tool technologies to users in Cambodia in the power tools area, while Meng Leng Eav Group has taken 8 booths to feature dozens of brands of power tools as well as agriculture and cleaning devices.

The branch of PTS Group that exclusively distributes Kobelco Excavator and Sakai Roller; UMG that exclusively

supplies Volvo excavators, Dongfeng Truck, SOLG Roller, Kong Nuon Group which distributes Hitachi Excavator, Yanmar Tractor and Toyota Forklift; and JIT which supplies handling and engineering machineries will fill the show's outdoor area with their leading brands of heavy plant machinery.

Turnout is expected to be high thanks to the association's excellent local and international connections. The organisers predict that this 2nd flagship building and property expo will

attract hundreds of thousands of local and international visitors and exhibitors, compared to the 5,300 last year.

By mid-August, over 65 percent of the booths had been booked, and many other firms are now close to signing exhibition contracts. Exhibiting at the trade fair can bring real benefits to firms, and the CCA encourages interested firms to sign up for booths to gain a unique opportunity to network with key players in their sector as well as to make contacts with new customers ■

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International Federation of Asian and Western Pacific Contractors' Associations



Ascan Constructors Federation

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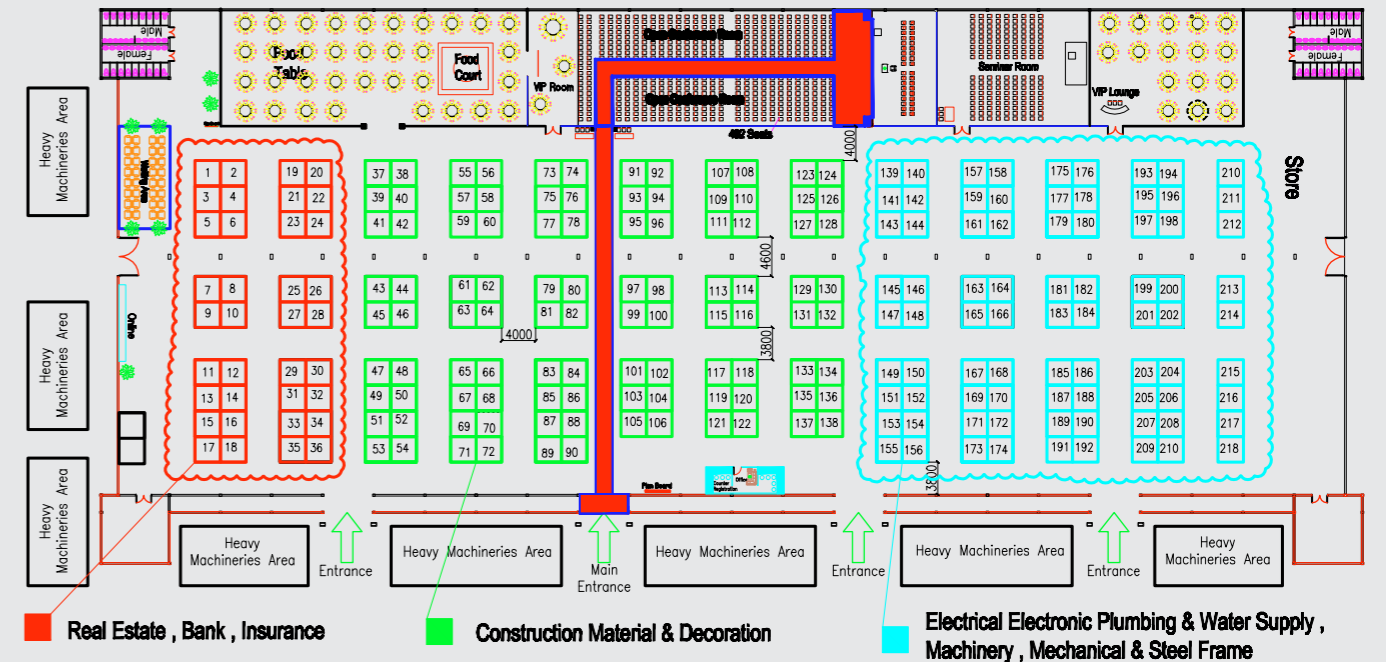
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 96 5 811 861 / 23 988 828

Email : secretariatcca@yahoo.com
ccasecretariat@ymail.com



Booth Plan for 4th CCA Summit & Cambodia Construction Industry EXPO
 on 3-5 December 2015 at Diamond Island Convention & Exhibition Center



Booth Plan



Booth Inclusive of:

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

The Venue:

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

Booth Booking Contact for Expo 2015 and CCA Address:

Add : Canadia Bank Tower (12th floor) #315, No 1, Str. 110 corner, St. 93, Sangkat Wat Phnom, Khan Daun Penh, Cambodia.
 Tel: (855) 23 868 222 | (855) 23 988 828 | Fax : (855) 23 988 828
 HP : (855) 96 5 811 861 (English) | HP : (855) 96 4 811 861 (Khmer - English) HP : (855) 96 3 811 861 (Khmer)
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JAPANESE DEVELOPER LAUNCHES 3 PROJECTS

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OLYMPIA CITY'S 60-FLOOR BUILDING MAY START NEXT YEAR

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MYANMAR GOV SCRAPS 5 PROPERTY DEVELOPMENTS

The Myanmar government has scrapped five planned real estate developments in Yangon following protests by nationalist monks at their proximity to Shwedagon Pagoda, the nation's holiest Buddhist site.

The decision, which was read out on national television on 6 July, included the cancelling of the \$300m, 22-acre Dagon City One project; the highest-profile of the five. Announced in 2014, the

70-30 joint venture between global developers Marga Landmark Group and local group Thukhayadanar was to feature an 8-tower complex with offices, shopping centres, luxury residences and a 5-star hotel all built on a

22-acre plot formally owned by the military. According to the Wall St. Journal, the government stated it needed to listen to the monks and would fairly compensate investors ■



SINGHA STARTS AMBITIOUS \$530M GROWTH

Thailand's Singha Estate PCL, the property arm of Singha Corporation, plans three acquisition deals, worth at least 18 billion baht (around \$530 million), during this year.

In 2016, the company's revenue is expected to surge to 6 billion baht and it plans to launch four new projects – three condominiums and one housing project.

Max Future Co, a subsidiary of Singha Estate PCL, acquired the 4.5-billion-baht Sun Towers office building in July. The Sun Towers project,

with a total utilised space of 122,965 square metres, comprises of two buildings located in the prime area north of Bangkok.

"Besides two hotels, which are Santi Buri Samui Hotel and PP Island Village Beach Resort, Sun Towers will be another project that generates recurring income for the company, while the Asok condominium and Singha Complex are undergoing construction and will be completed in the next two to three years," Naris Cheyklin, CEO of Singha Estate, said ■



ASIA PACIFIC RETAIL LEASING STATIC IN Q2

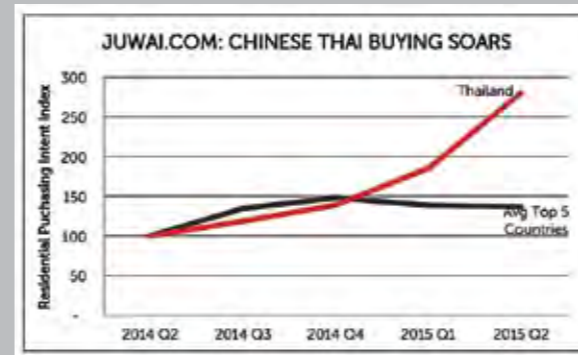
According to CBRE's latest research, overall retail leasing activity in Asia Pacific in Q2, 2015 remained static, with the exception of Tokyo, where activity was robust.

Dr. Henry Chin, Head of Research for CBRE Asia Pacific noted that, "This quarter, the retail sector in Asia Pacific recorded slower rental growth as retailers showed caution around expanding in this region. Groups entering new

markets are increasingly looking to do so via franchises.

Asia Pacific will continue to see retailers enter the region - along with demand for new space - as landlords look to introduce new brands to attract shoppers. Asia Pacific remains an attractive region for international retailers looking to move away from their home markets due to factors such as the region's expanding middle class, demographics and urbanisation" ■

THAI PROPERTY SEES SURGE IN CHINESE BUYERS



According to Juwai.com's Chinese Purchasing Intent Index for Thailand, the rate of Chinese investors buying property in Thailand has surged 180 percent in the last year.

By comparison, the combined Purchasing Intent Index for the five most popular countries with Chinese buyers in the second quarter of 2015 (the US, Australia, the UK, Canada, New Zealand) rose just 37 percent.

Average prices for Thai properties that Chinese buyers were looking at has also increased by 39 percent over the previous quarter, and by 111 percent over the previous 12 months to a new high of \$611,062.

Juwai.com CEO Andrew Taylor told World Property Journal that, "Chinese buyers are taking advantage of their strong currency and proximity to Thailand to invest in vacation homes and investment properties. Over the past five years, the Renminbi has gained 19 percent on the Baht.

"Chinese businessmen with commercial interests in Thailand were among the first buyers of local residential real estate. Now, you see vacationers and investors joining their ranks.

"The top destinations in Thailand are Pattaya, Koh Samui, Phuket, Chiang Mai and Bangkok.

"Thailand could greatly profit from the projected massive increase of Chinese international property investment in the coming decade. It could easily displace other countries that are currently more popular with Chinese buyers.

"In this period, Thailand has advanced from the 10th most popular country with Chinese buyers to the 9th." ■



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LAMPS DESIGN



Wall Lamp



Ceiling Lamp



Pendant Lamp



Table Lamp



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Roman Blind



Sheer Curtain



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Healthy Home

SINGAPORE EXPO TO SELL MYANMAR CONDOS



An expo in Singapore will sell premium condos and housing projects in Myanmar, reported the Myanmar Business Times. The sales event planned for September will target Myanmar citizens residing in Singapore.

iMyanmarhouse.com, an online property trading platform, will organise the exhibition with around 30 developers and agencies displaying their properties located across Yangon.

"This expo is aimed at Myanmar citizens currently living in Singapore. We cannot

sell real estate to foreigners as the Condominium Law has not come out yet. We will start selling to foreigners once we are allowed. This coming event is only for Myanmar citizens," Ko Nay Min Thu, managing director of iMyanmarhouse.com told the Times.

"Although we are organising this event in a foreign country, prices will not be increased and they will be set at a normal rate. Even price cuts and discounts will be offered during the event" ■



FLC GROUP TAKES ON ABANDONED HANOI PROJECT

Vietnam's property developer FLC Group has taken over a troubled project in Hanoi by buying a 22.8 percent stake in the owner and is now preparing to start construction on the site.

The 265 Cau Giay project was approved in 2007 but saw development stall after being plagued by shifting shareholders and a property market which has lost pace since 2010.

Set in a prime location in central Hanoi and initially designed as a 50-storey tower for apartments and a 38-storey tower for offices, the new development impetus is expected to boost the local real estate market.

FLC Group is emerging as a major player in the market with three developments in Hanoi and a golf resort on the coast in Thanh Hoa ■

Pramerica Real Estate Investors has raised \$534 million for its Asia Property Fund (ASPF) III, the third in a series of real estate funds investing in the Asia Pacific region, according to Deal Street Asia.

Pramerica Real Estate Investors is the real estate investment management and advisory business of US-headquartered Prudential Financial, Inc, and operates as Prudential Real Estate Investors

in the Americas, Korea and Japan.

ASPF III will invest in Asia Pacific real estate, including office, retail, residential and logistics, in both mature and emerging markets, and it will target Australia, China, Japan, Malaysia, Singapore, Hong Kong and South Korea.

Pramerica has been investing in Asia Pacific since 1994 and has \$5.3 billion in assets under management as of March 31, 2015 ■

ASIA-PACIFIC PROPERTY FUND RAISES \$534M




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FREEHOLD
ICONIC MASTERPIECE
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EMERGENCY/FIRE RESPONSE WORKING GROUP ESTABLISHED



A new working group was established in August to help standardise fire safety mechanisms to protect people and property according to AZISAFE Cambodia Managing Director Paul Hurford.

Bringing together all government departments involved in emergency response mechanisms and experienced private sector players, the Emergency/Fire Response Working Group will conduct mutual training exer-

cises for its members and try to standardise training and communication procedures throughout the country, he said.

This new initiative is part of a longer term strategy where not only are international standards of fire safety fully integrated into new building designs, but emergency responders also have the appropriate equipment and training to effectively deal with fires ■

PROPERTY BUBBLE BREWING?

Concerns that Cambodia's booming construction and property sectors were becoming unsustainable were dismissed by a meeting of senior cross-ministry and industry representatives on 18 August.

Officials from several ministries met with representatives from the National Bank of Cambodia and private developers to discuss the current risks in Cambodia's real estate market.

While a sector-wide bub-

ble was dismissed, the meeting agreed that the situation required close monitoring and that individual developers should take care with the nature of their investments.

The Phnom Penh Post reported Mey Vann, Director of the Department of Industry and Finance at the MEF as saying that meeting was the start of many between government and the private sector that would help to build a "data-control system" to allow for greater analysis of the real estate sector ■



NA PASSES RENT CONTROL LAW

The National Assembly passed a rent control law on 6 July which prohibits landlords from increasing rent for two years once a binding contract is signed, and which allows tenants to break a lease agreement without notice.

Quickly passing in the Assembly with 103 of 104 lawmakers voting in favour, the new law is designed to protect the gains low-income earners and students have made with the introduction of the minimum wage.

Under the new law, landlords can



only evict tenants if they have failed to pay their rent twice in a row, damage the property or cause disturbances in the neighbourhood.

Concerns have been raised over how

the implementation of the law will be overseen, the potential for corruption since commune chiefs have to certify leases, and a lack of provisions regarding the safety and standards of rented property ■



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AMID PROSPERITY, CHALLENGES REMAIN



Delegates pose at the real estate workshop, Phnom Penh, August 2015.

It is generally accepted that the real estate market in Cambodia is progressively growing in a steady manner. However, public regulators and private sector industry insiders are also warning of existing and future setbacks.

At a recent 'Workshop on Opportunities and Challenges in the Development of the Real Estate Industry in Cambodia' on 18 August, representatives from the Ministry of Land Management, Urban Planning and Construction, Ministry of Economy and Finance, National Bank of Cambodia (NBC), Association of Banks of Cambodia (ABC), Cambodia Valuers and Estate Agents (CVEA) Association gathered to discuss risks and solutions. Real estate agencies and developers agreed that the sector is moving healthily now after they have learnt how the crisis broke out in the 2008-2009 global economic crisis.

Besides referring to the lack of property-related data for analysis, they also noted some challenges arising from construction, finance and property industries. These could hamper the emerging property market since these sectors are inter-connected.

H.E. Ngoun Sokha, Secretary of State, Ministry of Economy and Finance affirmed the government doesn't foresee any warning signs in the industry for the immediate future, but asserted that identifying future risks is compulsory to ensure stability.

"Real estate is a main propeller for the country's socio-economic growth, but it also the main source of risks to the economy and society as well," she said. "So, we need to ensure this industry can be developed sustainably by identifying and preventing the risks in advance."

She confessed the ministry hasn't been able to monitor this industry firmly to identify the exact risks yet so far due to the lack of accurate information and data. This has inspired her team to set up effective statistical and information systems to analyse the industry. She warned both buyers and developers to clearly understand the demand-supply concept.

According to ministry data, H.E. Mey Van, Director of the Financial Industry Department reported that as of the first semester 2015, the ministry had licensed 62 residential developers (47 local and 15 international-based firms) and 94 residential development projects (77 local-based projects and 17 overseas-based) with a total investment cost of over \$1.2 billion.

It has also licensed 116 real estate companies (76 local firms and 40 international firms) with 125 registered realty agents and 70 appraisal agents.

The regulator which is still young to the sector doesn't yet have the mechanisms to assess their investment value, so depends on developers themselves to declare their investment cost, stressed

Mey.

H.E. Kim Rada, Director of NBC's Supervision Department worried about a number of financial concerns relevant to real estate loans: the high and volatile growth of real estate loans; high Non-Performance Loan (NPL) in the real estate sector of 0.25 per cent off the total 2.66 per cent of NPL, illegal shadow banking where developers act as financial agencies by providing loans to buyers; the lack of long-term funding sources for banks to finance of up to 20 years; careless lending conditions offered by financial institutions; price overvaluation and speculation for property appraisals to get loans; and the data unavailability for analysis.

According to NBC data, as of June 2015, loans provided to the real estate-related sector reached over \$2 billion, or about 19 per cent (4 per cent for residential loans, 8 per cent for construction loans and 4 per cent for property-related activities) of the total banks' loans. "This 19 per cent of loan allocation hasn't reach an alarming point yet," he stressed.

NBC carefully monitors property loans to ensure the stability of the financial and real estate markets. It exemplified intervention when the sector is likely to face risks when property loans increase too high compared to other loans, such as in 2011 (166.9 per cent or \$737 million) and 2014 (145.5 per cent or

\$1,757 million). This meant banks needed to deposit almost 100% of their capital to the central bank to assure those loans they provided to clients. The central bank immediately increased the reserve requirements so that banks needed to reduce their lending to borrowers as well. As a result, property loans went down to a stable amount.

Noting that the NBC applies both micro and macro solutions to secure the finance-to-real estate sector, Kim advised a balance between real estate developments and financial stability, enhancing effective loan policies, improving transparency on data distribution about property values, investment scales and unofficial finance, enhancing property appraisal professions, and reducing the gap between demand and supply.

1581 design and construction firm registered for licensing from 2000 through to mid-2015 but only 646 firms are holding valid licenses, including 202 foreign-originated firms.

Charles Vann, ABC Treasurer and also Acting Chairman of the Cambodia Constructors Association (CCA) is worried about the high interest rates of 7-9 per cent in Cambodia's banking sector compared to 2-3 per cent in other ASEAN countries. He is also concerned about citizens' limited knowledge on the financial sector, while there is tight competition in this small market.

H.E. Huy Nara, Director General of Construction Department, Ministry of Land Management, Urban Planning and Construction admitted that the government hasn't been able so far to firmly control property prices, letting developers set prices freely. Many people, including construction professionals and property owners, are without insurance coverage.

"For the case of an architect that earns a few thousand dollars per month to design a condominium, how can he or she payback for the defects in the building because of his or her errors in the plans?", he asked.

While he warned buyers not to buy properties that haven't received a construction permit from the ministry, he also warned developers themselves to be careful while building their projects especially in relation to safety, structural works and location.

Sorn Seap, CVEA Acting Chairman stressed the need to enhance real estate professionalism for Cambodian agents, improve property data collection, ensure transparent competition among agencies and set up standardised property advertisements. He also requested the government to speed up the property ownership transfer process as it will benefit both real estate businesses and the make it easier for the government to collect property tax ■



PROPERTY AWARDS TO RECOGNISE CAMBODIA MARKET

With less than a month to go before the debut gala dinner and awards presentation ceremony, anticipation is already building for the first-ever Cambodia Property Awards as nominations from the country's leading developers continue to flood in.

Set to take place on 25 September at the Sofitel Phnom Penh Phokeethra in the heart of the kingdom's bustling capital, the Awards are the latest addition to the decade-old Asia Property Awards series, the most respected and widely recognised industry event in the region. The Cambodia edition will have a total of 14 award categories covering the condominium, housing, hotel, office, retail, green and mixed-use segments.

"Although Cambodia is a comparatively small market, it is quickly emerging and is definitely deserving of the recognition it will receive," said Terry Blackburn, CEO of Ensign Media, event organiser and publisher of Asia's industry leading magazine, Property Report. "Industry analysts expect the overall condominium market alone to increase its supply by 40 percent within the next three years, making our launch event in the country very timely."

While Cambodia's property market may not yet be as established as its regional counterparts, the kingdom is stepping up in the development sector, with numerous low-rise and ambitious high-rise projects currently in the planning stages or under construction in Phnom Penh, which is undoubtedly establishing itself as a desirable investment destination due to the relatively low prices and average rental yields of 5.3 percent – very attractive for an emerging market.

Other destinations such as Siem Reap and Sihanoukville province are

also showing on many local and foreign investors' radars, thanks to the kingdom's existing laws giving investment incentives, and an open and free economy. The recent economic growth outlook of 7.3 percent for 2015, based on a recent Asian Development Bank study, is also a major contributing factor for the rapid growth of the local real estate scene.

"Competing in Cambodia will give the winners of the big awards the opportunity to showcase their latest projects at our South East Asia Property Awards grand finale to be held in Singapore this October, which will coincide with our inaugural Property Report Congress," Blackburn said.

As is the case with all the events in the Asia Property Awards series, successful entries – nominated by the public and industry peers – will be assessed by an independent panel of highly-experienced judges who shall conduct thorough site inspections of all shortlisted properties before the final decisions are made. The nominations and judging process will be supervised by BDO International, one of the world's leading accounting firms.

The highly-experienced Simon Griffiths, Associate Director of CBRE Cambodia, was recently elected chairman of the esteemed judges panel. The panel boasts a wealth of experience from various sectors of the industry, including David Littlejohn, Sales and Marketing manager for Comin Khmère; Sung Bonna, CEO and Chairman of Bonna Realty Group; Ratana Phurik-Callebaut, Executive Director, EuroCham Cambodia; and Anna Araki, CEO, AnnaCam Partners Co Ltd.

"We had the first judges meeting quite recently so we're just starting

with the judging process," Griffiths said. "I'm very much looking forward to the Awards and I think it is a great thing for the industry and Cambodia in general.

"There is a definite market trend in Cambodia of a 'flight to quality'. If developers can truly distinguish themselves through innovative and truly quality developments, from design and architecture to construction, execution and operation and by winning an independent award it helps consumers identify those properties, it can only be a good thing for developers and design firms."

Supported by Southeast Asia Globe, Official Magazine of the Cambodia Property Awards, and with the highly active European Chamber of Commerce onboard as a Supporting Association, the inaugural event is set to attract extensive coverage on television, print and radio, leading up to the announcement of the shortlisted nominees prior to the gala night, and the awarding of Winners and Highly Commended developments in September ■

Tickets for the gala dinner and awards ceremony – which will include a cocktail reception and a lavish four-course dinner to be graced by Official Supplier, Sanpellegrino – plus live entertainment and extensive television, print and radio media coverage, are available and can be purchased at: www.ensign-media.com/

For more information on the Cambodia Property Awards, visit www.asiapropertyawards.com/cambodia-property-awards/

Sponsorship and media partner opportunities for the kingdom's biggest real estate event are still available. For more details,

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Japanese real estate developer Creed Group announced its entry into the Cambodian market with three property developments in Phnom Penh. Implemented over the next three years, the projects will supply over 2,300 residential units worth \$248 million.

As part of a joint venture with local firm Triple Gem Assets Co., Ltd, Creed Asia (Cambodia) Co., Ltd, recently launched its first condominium project located in front of Phnom Penh International Airport and behind the Malaysian Lion Mall. The \$134 million Bodaiju Residences will feature 928 1-3 bedroom condo units. Construction started in August this year with completion scheduled for December 2017.

The second project, Arata Garden Residences will target middle and higher income Cambodians with 712 shop houses and linked villas situated in a Japanese architectural garden design. Borey Maha Sen Sok, the third project, aims to provide international standard affordable housing with 669 flats.

These two later projects, according to Mr. Heng Punnareay, Creed's Business

Development Manager, will cost a total of \$114 million and be located closer to the city, yet still on Phnom Penh's outskirts.

The Bodaiju Residences project will introduce the concept of living in French and Japanese architecture in a garden setting for the first time in Cambodia.

Bodaiju's average sale price at \$1,600 per square metre is targeting foreign property buyers, especially executives of factories based at the Phnom Penh Special Economic Zone. Arata Garden Residences Borey Maha Sen Sok however will target local buyers with more affordable prices.

Founded in 1996, Creed Group specialises in property development and real estate investment. In Japan, the company successfully launched multiple private funds of \$3 billion, \$1 billion in public funds and another \$1 billion for development. It also listed this \$5 billion total fund on the Tokyo Stock Exchange.

The company re-strategised its core business growth in 2012 to focus on Southeast Asia because of the rapidly

growing real estate market. In Asia. To date, it has invested a total capital of more than \$340 million in Cambodia, Malaysia, Vietnam, Bangladesh and others.

The stable political and economic environment along with the pro-business government, favourable investment laws and incentives, accessible relevant authorities and a young, dynamic population with an average age of 24 are the reasons behind the company's confidence in the Cambodian market, according to Mr. Toshihiko Muneyoshi, Creed Group's Founder and Managing Director.

"The most important reason to land on Cambodia is also because Cambodia was the first country for Japan to make Treaty of Amity with after the end of World War II," he stressed.

"And with ASEAN integration on the way at the end of this year, we believe Cambodia will once again become the pearl of Asia and the destination for investors, especially Japanese due to our diplomatic relationship," he added.

Creed's three property developments

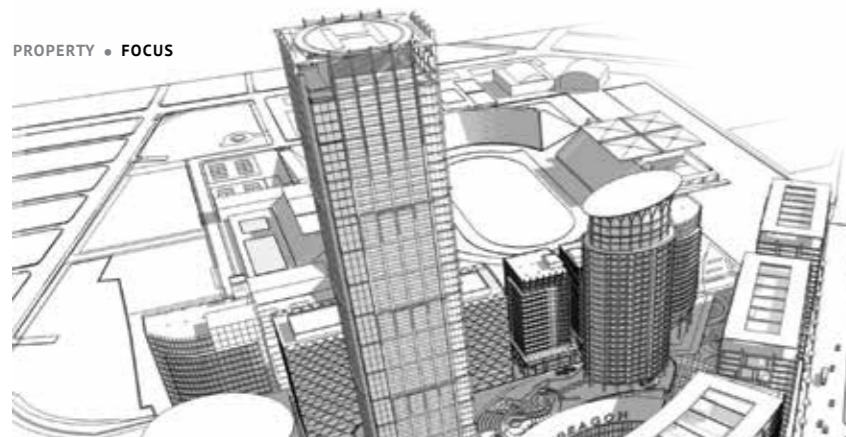
aren't its first businesses in Cambodia; the company opened ORO Micro-finance as part of its corporate social responsibility in December 2013 to help farmers access agriculture loans in order to reduce poverty.

H.E. Im Chhun Lim, Minister of Land Management, Urban Planning and Construction, said he believes Creed's presence in Cambodia, as with many other Japanese companies, has brought abundant benefits to Cambodia's economy and Cambodians.

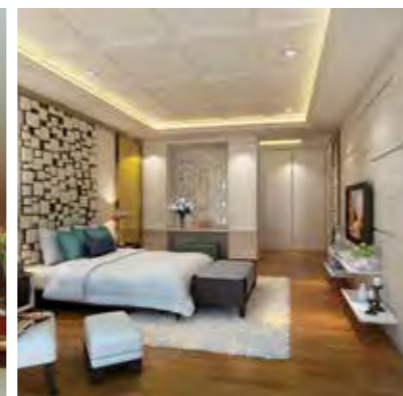
"The growth of Japanese private investors reflects the confidence in Cambodia's open-economic policy, political stability and long term economic growth," he said, adding that "It reflects the optimism that the economic relations in ASEAN will progress smoothly when ASEAN economic integration happens at the end of this year."

Welcoming the announcement of the Aeon Mall II in Phnom Penh, the minister also hinted that there will be a 2nd branch of Toyoko Inn to be developed in the capital in the near future ■





OLYMPIA CITY'S 60-FLOOR BUILDING TO START IN 2016



Construction on the 60-storey building inside the massive Olympia City project is likely to kick off next year, said its project manager.

Meng Chamroeun, Olympia City's Project Manager told Construction & Property Magazine in late August that after upgrading the building from its initial height of 55 floors to 60 floors, ongoing research on the earthwork and structural work was required.

"We may need about another half year to study more details about what will be Phnom Penh's highest building once it is completed, and construction may kick off sometime next year," he said.

The structure, that will accommodate a shopping area from the ground to the 7th floor, then continue with hotel and office space is designed by Thailand-based architecture firm A7 Corp and monitored by Korean consultancy Shinhwa. The developer is considering

whether to undertake construction by its self or cooperate with another experienced firm, according to Chamroeun.

By the end of August 2015, the nearly 5-hectare Olympia City project located in the centre of Phnom Penh near the National Olympic Stadium and which is being developed and constructed by Overseas Cambodia Investment Company (OCIC) has completed about 40% of its entire plan.

Touch Somnang, OCIC's Deputy Director told local media that the company plans to invest \$350 - \$400 million into the project which is scheduled for competition in 2019. It is expected to transform the locale into an active commercial area that will potentially attract local and foreign investors.

The project features 12 high buildings (condominiums and a hotel ranging in height from 21 floors to 60 floors), a 7-floor shopping mall, and over 100 units of 4-storey shophouses. While the

structural works of the shop houses and 4 condominiums will be totally completed by the end this year, about 20% of the construction on the mall which is expected to open in 2017 has been completed so far, mainly on foundation works.

The four condo buildings have already been placed on the market and 99, 85, and 50 percent of the three buildings have been sold so far, according to Long Sopheak, the project's Sales and Marketing Manager.

The seven floor shopping mall will be completed tenants are sought, she said.

While some units in the project range between \$2,300 - \$2,500 per square metre, the price for entire units ranges from \$103,000 to \$666,000. Most of the buyers are from Taiwan, Japan, Singapore and Malaysia," Sopheak said ■



Dara sakor golf club

Office Hotel covers an area of 57011 square meters with a floor area of 12216 square meters; it mainly includes 88 guest rooms. Office area covers 4219 square meters.

គម្រោងវិនិយោគសាងសង់តារាសាករកម្ពុជា Cambodia DARA SAKOR Seashore Resort



Dara sakor golf club Ocean Course

The ocean course has length of 7339 yards with standard 18 holes, 72 hits. Most fairways are ocean view, and the first 9 holes are stadium of light. Among them, the 1st hole with 619 yards is the longest 5-hit hole of the course; the 18th hole is the most difficult 5-hit hole; the 4th hole with 499 yards is the longest 4-hit hole of the course; the 17th hole is the most difficult 3-hit hole as well as the most unique hole.



Dara sakor golf club Villa Resort

Total land area of golf villa resort is 61060.9 square meters, including a golf club, a restaurant, and 27 villas. It is expected to be completed in 2015.



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DARA SAKOR: SOUTHEAST ASIA'S LARGEST RESORT



Developed on 36,000 hectares of Cambodian coastline, the Dara Sakor Resort isn't just ranked as the largest resort ever in Cambodia, but it's also the largest in Southeast Asia.

Developed by China-based Union Development, the luxury Dara Sakor Seashore Resort stretches along the kingdom's southwest seashore and dominates parts of three districts in Koh Kong province and Botom Sakor National Park.

One-third of the 99-year concession granted by the government in 2008 lies in Botom Sakor National Park, which is home to the world's second largest mangrove forest. This abundance of biodiversity with wild animals and plants is to be conserved, allowing an available development area of 23,436 hectares.

The resort area is free from natural disasters such as typhoons, tsunamis, and earthquakes, making it perfect for exploration and sustainable tourism development with 24°C all year round. Its spatial planning

is designed on an "L" shape parcel on 90km (20 per cent) of Cambodia's total over 400km coastline.

The massive high-end resort which is 263km from Phnom Penh, 54km from Thailand and 30km from Sihanoukville, is divided into seven different development phases and five major sectors; tourism, cultural, exhibition, plates and trade. With an estimated multi-billion U.S dollar investment, construction may take decades.

"On the basis of the traditional friendship between Cambodia and China and via the support by both governments, this Cambodian property will become a new tropical beach paradise for rich Chinese to compete with Hainan International Tourism Island," according to Union Development.

So far, the first phase of the master plan, built on the 6,800 hectares and 23km of coastline, is complete. It features a host of luxury tourist facilities including five-star hotels, 18-hole golf courses, a 10,000 ton sea port serving

both cargo and large tourist cruise ships, a 4E international airport, three fresh water reservoirs with a total capacity of 50 million cubic metres, power plants and water treatment plants.

According to the company, dozens of sample villas, a new 100-room hotel, the 18-hole Ocean View golf course and the seaport are expected to open for use at the end of this year, while construction for the international airport and many other facilities will also break ground at the end of this year. This basic infrastructure will serve as the base of the next phases of development and become the future downtown of the resort.

Future planning for the next development phases includes a five-star hotel group (JW Marriott Dara Sakor Resort), and the Angkor Wat Ocean Resort Hotel that intends to host ASEAN conventions, large-scale exhibitions, and high-end commercial fairs. An ethnic design five-star Mangrove Resort Hotel is also to be located in

the mangrove estuaries.

Union will also develop a high-end tropical resort, thousands of landscape luxury villas, two more 18-hole golf courses, a large water entertainment centre, a beach club, a mountain club, a jungle spa club, a coast restaurant, an island park, a tropical farm, a fishing village, and an ancient town.

So far, the resort is partially open to local and international tourists with facilities like the hotel, and the 18-hole Ocean View golf course are already operating. The Ocean View course successfully hosted the "Cambodia Sea Festival 2014 Golf Friendly Match" during last year's Sea Festival in Koh Kong.

While the resort's sale centre was officially opened in March this year, properties are expected to on the market late this year. The priority target customers for the developer are rich Chinese ■





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Australia Awards

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 Australia Awards Scholarships will be offered to outstanding individuals to study in areas that will contribute to economic growth and poverty reduction in Cambodia.

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The Australian Government is committed to your success.

- Through study and practical experiences you will gain the skills and knowledge to impact on economic growth and poverty reduction in Cambodia.
- Your Australia Award entitles you to world-class benefits and support as you undertake your studies.
- When you return home, your membership in the Australia Awards alumni will provide you with a global network of like-minded professionals and an ongoing connection to Australia.

You are welcome
 Cambodians from all walks of life are invited to apply for an Australia Awards Scholarship. The application process is open and competitive, providing equal opportunity to everyone regardless of gender, ethnicity or disability.

'Water resource was one of my subjects whilst I was studying on scholarship with Australia Awards. I was able to learn how to correctly allocate water supplies and have been able to use this knowledge on over 30 irrigation schemes throughout Cambodia. My projects have been very beneficial to the people living in rural areas. Australia Awards is an opportunity that I would encourage others to take.'

Mr. Oung Ponnaka
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 Tel: 088 451 6666, 097 871 9998, E-mail: prayut@prayut.com, kiwon777@yahoo.co.kr Website: www.Engineering.com.kh





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EVENT CALENDAR | CAMBODIA



4th CAMBODIA CONSTRUCTORS ASSOCIATION SUMMIT & CONSTRUCTION INDUSTRY EXPO

Event name : CAMBODIA CONSTRUCTORS ASSOCIATION SUMMIT & CONSTRUCTION INDUSTRY EXPO
Start date : December 03, 2015 **End date** : December 05, 2015
Location : Diamond Island Exhibition and Convention Center **Organizer** : Cambodia Constructors Association (CCA)

Details : The 4th Cambodia Constructors Association Summit & Construction Industry Expo is scheduled for December 3-5, 2015 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.

Event name : CAMBODIA INTERNATIONAL BUILDING CONSTRUCTION INDUSTRY SHOW
Start date : September 10, 2015 **End date** : September 12, 2015
Location : Phnom Penh, Cambodia **Organizer** : Cambuild

Details : AMB Events is the biggest international trade shows organizer in Cambodia. The Group prides itself in delivering real benefits and results to all our exhibitors, visitors and delegates across Asia's emerging markets including Malaysia, Vietnam, Cambodia and Myanmar.

Event name : CAMBODIA PROPERTY EXPO 2015
Start date : September 10, 2015 **End date** : September 12, 2015
Location : Diamond Island Exhibition and Convention Center **Organizer** : Cambuild

Details : AMB Events is the biggest international trade shows organizer in Cambodia. The Group prides itself in delivering real benefits and results to all our exhibitors, visitors and delegates across Asia's emerging markets including Malaysia, Vietnam, Cambodia and Myanmar.

Event name : CIVAR' 15
Start date : September 10, 2015 **End date** : September 12, 2015
Location : Diamond Island Exhibition and Convention Center **Organizer** : Cambuild

Details : AMB Events is the biggest international trade shows organizer in Cambodia. The Group prides itself in delivering real benefits and results to all our exhibitors, visitors and delegates across Asia's emerging markets including Malaysia, Vietnam, Cambodia and Myanmar.

Event name : CAMENERCY' 15
Start date : September 10, 2015 **End date** : September 12, 2015
Location : Diamond Island Exhibition and Convention Center **Organizer** : Cambuild

Details : AMB Events is the biggest international trade shows organizer in Cambodia. The Group prides itself in delivering real benefits and results to all our exhibitors, visitors and delegates across Asia's emerging markets including Malaysia, Vietnam, Cambodia and Myanmar.

EVENT CALENDAR | ASIA

Event name : Greenbuild Asia 2015
Start date : Sep 09, 2015
Location : PWTC Kuala Lumpur
Details : Greenbuild Asia is a unique platform that brings together stakeholders and industry professionals who pool their knowledge and experience. They also develop policies that promote green agendas and ensure that the construction and built environment activities are conducted in ways that protect and preserve the environment.

Event name : Solar Asia expo 2015
Start date : Sep 09, 2015
Location : PWTC Kuala Lumpur, Malaysia
Details : Solar Asia Expo 2015 will showcase latest solar technologies and innovations and is the place to source and forge rewarding business partnership while networking with industry professionals and experts from various building and construction related sectors.

Event name : Construction Indonesia 2015
Start date : Sep 09, 2015
Location : Jakarta International Expo
Details : Construction Indonesia 2015 now in its 18th edition is Indonesia's largest and most popular construction exhibition, held at Jakarta International Expo. With huge investments ongoing in the region Construction Indonesia provides the perfect platform for industry professionals and key players from the global construction industry to network and showcase their latest products and services under one roof.

Event name : Asean Heavy Machinery & Equipment Exhibition
Start date : Sep 17, 2015
Location : One International Exhibition Sdn Bhd
Details : AseanMach is the most comprehensive heavy machinery event in the region, specifically dedicated to the building, construction, infrastructure and mining sectors. The event shall showcase a wide product range of heavy machinery, equipment, parts, specialised services and technology.

Event name : BICES 2015
Start date : Sep 22, 2015
Location : New Beijing International Exhibition Center
Details : Beijing Asiamachine International Convention & Exhibition Ltd. is invested by three organizers of BICES. We have excellent teams, own rich and unique organization and operation experience for large-scale exhibitions, and we aim to provide a value exchange platform for exhibitors and audiences with advanced and mature exhibition concepts and achievements, to create and realize the best value.

Event name : Shanghai Intelligent Building Technology
Start date : Sep 23, 2015
Location : New Beijing International Exhibition Center
Details : 2015 Shanghai Intelligent Building Technology is held concurrently with Shanghai International Lighting Fair, ISH Shanghai & CIHE and Building Solar China. Four fairs together will demonstrate the latest integrated application of energy-saving technology and products for the intelligent and green building industry-focused market in the aspect of lighting control, ventilation & air-conditioning, as well as engineering, building and smart home automation in China's fast growing building market.

Event name : Safety and Security Asia 2015
Start date : Sep 29, 2015
Location : Halls B&C, Marina Bay Sands,
Details : SSA 2015 will also be held concurrently with five other established exhibitions: ArchXpo, International Facility Management Expo, LED+Light Asia, Fire & Disaster Asia and Work Safe Asia 2015, creating a comprehensive and integrated platform for all building needs under one roof. Join SSA 2015 today to reach out to your target customers and potential business partners!

EVENT CALENDAR | ASIA

Event name : LED+LIGHT ASIA 2015
Start date : Sep 29, 2015
Location : Halls B&C, Marina Bay Sands,
Details : LED+Light Asia 2015 is the only trade show entirely dedicated to the LED/OLED industry in Singapore. It features the latest LED and lighting technologies from industry professionals and develops new opportunities across the globe to key customers.

Event name : Myanmar Security Expo
Start date : Sep 30, 2015
Location : Myanmar Convention Centre, Yangon
Details : Myanmar Security Expo will be the only security exhibition that is dedicated to the security industry in Myanmar and the region, and is an ideal business platform for companies which are interested in safety and security equipment and solutions. The three-day event will host some 100 international and local exhibitors with around 5,000 trade and professional visitors.

Event name : BuildTech Asia 2015
Start date : Oct 13, 2015
Location : Singapore Expo, Hall 3 & 4
Details : The 5th edition of BuildTech Asia 2015 is the region's leading trade show for the building and construction industry that addresses the challenges of building and construction across different vertical industries such as power generation, pharmaceutical, petrochemical and manufacturing. Dedicated to make a difference to the future of the industry, this 3-day trade event provides a platform for business professionals to showcase, share, learn and succeed in the regional built sector.

BuildTech Asia 2015

International Building Technology Expo

13-15 October 2015 | Singapore Expo - Hall 3 & 4

Event name : MYANMAR Building & Décor 2015
Start date : Oct 22, 2015
Location : Myanmar Event Park
Details : Myanmar Build & Décor 2015 scheduled its 2nd edition on 22nd- 24th Oct, in Yangon, Myanmar. The event expects to welcome over 4000 local trade visitors who're project developers, building managers, architects, engineers, contractors, manufacturers and traders.

Event name : 2ND ANNUAL CONSTRUCTION RISK & DISPUTE MANAGEMENT
Start date : Oct 28, 2015
Location : GoodWood Park Hotel, Singapore
Details : This event is to discover and gain the practical tools and strategies to manage costly risks & disputes to achieve project success! It has been refreshed with our dynamic panel discussions to create dialogue among all stakeholders in the construction process and propose solutions to tough issues in construction disputes.



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BRG20141532
ផ្ទះសាន់ដួង/ Building for Rent: USD \$10/sqm

មានទីតាំងល្អនៅ សង្កាត់បឹងកក់២ ខណ្ឌទួលគោក រាជធានីភ្នំពេញ ។
Location at Sangkat Boengkek 2, Khan Toulkok, Phnom Penh.

ទំហំអគារ/B-size: 3680 sqm
ទំហំដី/L-size: n/a
🏠 0 🏠 0 🏠 0 🏠 0
🏠 0 🏠 0 🏠 5 🏠 0
Mr. Ratha
📞 015 915 899



BRG20150278
ផ្ទះលក់/ House for Sale: USD \$150,000

មានទីតាំងល្អនៅ សង្កាត់បឹងទំពូន ខណ្ឌមានជ័យ រាជធានីភ្នំពេញ ។
Location at Sangkat Boeung Tumpun, Khan Mean Chey, Phnom Penh.

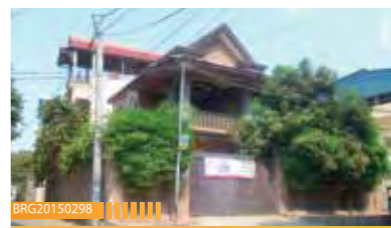
ទំហំអគារ/B-size: 64 sqm
ទំហំដី/L-size: 132 sqm
🏠 29 🏠 0 🏠 0 🏠 0
🏠 0 🏠 0 🏠 2 🏠 0
Mr. Sovannarith
📞 016 835 511



BRG20141671
ផ្ទះល្វែងលក់/ Flat for Sale: USD \$250/sqm

មានទីតាំងល្អនៅ សង្កាត់ផ្សារថ្មី១ ខណ្ឌដូនពេញ រាជធានីភ្នំពេញ ។
Location at Sangkat Phsar Thmei 1, Khan Daun Penh, Phnom Penh.

ទំហំអគារ/B-size: 4m x 25m (100 sqm)
ទំហំដី/L-size: n/a
🏠 0 🏠 0 🏠 0 🏠 0
🏠 0 🏠 0 🏠 3 🏠 0
Mr. Ratha
📞 015 915 899



BRG20150298
វីឡាជួល/ Villa for Rent: USD \$2,000/Month

មានទីតាំងល្អនៅ សង្កាត់ទួលទំពូង ខណ្ឌចំការមន រាជធានីភ្នំពេញ ។
Location at Sangkat Toul Tumpung, Khan Chamkarmon Phnom Penh.

ទំហំអគារ/B-size: 13x13 (169 sqm)
ទំហំដី/L-size: 270 sqm
🏠 29 🏠 0 🏠 0 🏠 0
🏠 0 🏠 0 🏠 2 🏠 0
Mr. Kim Hong
📞 017 911 889



ឧត្តុង្គលក់/ Condo for Sale: Starting from USD190K

Property Information
Property Name: Platinum Bay
Property Type: Condominium
Location: #39A, St 282, Sangkat Boeung keng kang 1, Khan Chamkarorn, PP
Type of unit: 2 & 3 bedroom
Unit size: Start from 88 sqm to 109 sqm
Total of Unit: 40 Units
Number of floor: 32 stories
Facilities: Swimming pool, Gym, Steam, Sauna
Contact Number: 012 506308, 012 506 316, 012 506 326, 012 265 273

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Contact Informations :
📞 (855) 77 777 891 | 67 711 168

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757, Kampuchea Kram Blvd (next of KFC)
Sangkat Teuk Laak I, Khan Toul Kork
Phnom Penh, Cambodia.
myaircon.engineer@gmail.com



Property Information
Property Name: The Bridge
Property Type: Condominium
Location: Prime Location in Sangkat Tonle Basac, Khan Chamkarorn, Phnom Penh
Price: Low Downpayment Starting from 5% onwards, Pre-approved financing with low interest rates
Type of unit: Spacious & Unique 2 Bedroom Layout Design
Total of unit: Only 27 choice units available
Facilities: Swimming pool, Gym, Children Playground, Function hall, Retail Food & beverage, and six Stories parking
Contact Number: 012 506308, 012 506 316, 012 506 326, 012 265 273



ឧត្តុង្គលក់/ Condo for Sale: Start from USD \$70,000

Property Information
Name of the project: Orient Ritz
Property Type: Condominium
Location: Sangkat Toek Laork2, Khan Toulkok, Phnom Penh
Type of unit: 1X2 Bedroom
Start up size: 485 sqm
Number of Floors: 18
Facilities: Swimming pool, public garden at the rooftop, sports club

Head Office Address: #126, Norodom Blvd, Chamkarmorn, Phnom Penh Tel: (855-23) 23 216 556/ 23 861 999/ 017 991 889
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TAIWAN KAMHWA CRUSHING INTERNATIONAL CO., LTD

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HENG NGUON CO., LTD.

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GOOD TOP MACHINERY (CAMBODIA) CO., LTD

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DHINIMEX CO., LTD

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 [w]: www.smart-acon.com

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 [f]: (855-23) 430 157
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Standard Construction & Engineering
 [a]: N°89, St. Machine Teuk, Phnom Penh
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Sterling Project Management
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STL - Soil Testing Laboratory Co., Ltd.
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STS (Cambodia) Co., Ltd.
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TCM Engineering Company Ltd.
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T-Ro Construction Co., Ltd.
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Trang Construction Co., Ltd.
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VENTURE (CAMBODIA) PTE LTD
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Union Development Group Co., Ltd
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ZAMIL STEEL BUILDINGS VIETNAM CO.,LTD
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W Design
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 [t]: (855-23) 300 392
 [e]: contact.waterdesign@gmail.com

Construction Equipment and Materials Supplier
Listing

7 F T D CO., LTD.
 [a]: #124, St. 3, 12301, Phnom Penh
 [t]: (855-23) 996 876
 [f]: (855-23) 996 876
 [e]: sales@7ftd.com.kh
 [w]: www.7ftd.com.kh

AAP GROUP CO., LTD.
 [a]: N°A11-A13, St. 271, 12306, Phnom Penh
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 [f]: (855-23) 996 238
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 [w]: www.aapgroup.com.kh

A.C.M.E - Advanced Construction Materials & Engineering Co., Ltd
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Build In Real Nature Ltd.
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C & Yoookung Co., Ltd.
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CM - Chung Meang Trading Co., Ltd.
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DEG - Dynamic E Group Ltd. (DAB)
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DHINIMEX CO., LTD
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EMT (ENGINEERING MATERIALS TRADING CO., LTD.)
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 [w]: www.escscambodia.org

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

Europe Home Décor & Tiles
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 [e]: hokseng@euhomedecorantiles.com
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German Hardware Supply Co., Ltd.
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GOOD TOP MACHINERY (CAMBODIA) CO., LTD
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HENG NGUON CO., LTD.
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KHL Co., Ltd.
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My Windows E&C Co., Ltd.
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 [m]:.....(855-87) 440 808
 [e]:.....kyheang12@gmail.com

PPIC - Phnom Penh International Carpentry & Construction Co., Ltd.
 [a]: No.8, Ta Ngov (St.351) 12357, 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
 [t]:.....(855-23) 880 604
 [e]:.....khom@purapool.com
 [w]:.....www.purapool.com

RINCO RINCO TRADING CO.,LTD
 [a]:.# I-20, St.Lum, 12406, Phnom Penh
 [t]:.....(855-12) 791 555
 [e]:.....sotharin@rinco-kh.com

RTD ENTERPRISE PTE LTD.
 [a]: N°30-32, St. 271, 12102 Phnom Penh
 [t]:.....(855-23) 883 005
 [m]:.....(855-16) 725 550
 [e]:.....info@rtdcambodia.com
 [w]:.....www.rtdcambodia.com

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

ROBERT BOSCH (CAMBODIA) CO., LTD
 [a]: Unit 4B, Premier Office Centre, N° 184 Munireth Blvd., Phnom Penh
 [t]:.....(855-23) 966 660
 [f]:.....(855-23) 966 660
 [e]:.....andre.dejong@bosch.com
 [w]:.....www.bosch.com.kh

Ruiher Asia Construction Holding Group
 [a]: N°147, St.245, 12160 Phnom Penh
 [m]:.....(855-98) 551 398
 [e]:.....chenpanhe@hotmail.com

SCG Trading (Cambodia) Co., Ltd.
 [a]: N°100, NR#2, 12354 Phnom Penh
 [t]:.....(855-23) 990 401-5
 [e]:.....sctcambodia@camshin.net
 [w]:.....www.scttrading.com

S-COOL CO.,LTD
 [a]: N°901, St. 128 (Kampuchea Krom), Phnom Penh
 [t]:.....(855-12) 836 896
 [f]:.....(855-69) 6666 22
 [e]:.....info@scoolfilm.com
 [w]:.....www.scoolfilm.com

SPORTS ENGINEERING AND RECREATION ASIA (CAMBODIA) CO., LTD.
 [a]: N°142 (Camned Building), Norodom Blvd, 12300, Phnom Penh
 [t]:.....(855-23) 211 615
 [f]:.....(855-23) 211 617
 [e]:.....Servcambodia@searaspports.com
 [w]:.....www.searaspports.com

SIKA (CAMBODIA) LTD
 [a]: Parkway Office Center, 2nd floor, St. 245, 12308, Phnom Penh
 [t]:.....(855-23) 215 198
 [f]:.....(855-23) 222 367
 [e]:.....sales@kh.com
 [w]:.....www.com

Sieng Sokha Construction Co., Ltd.
 [a]: N°42BC, St.245, 12306 Phnom Penh
 [t]:.....(855-23) 6666 469
 [e]:.....info@sskconstruction.com
 [w]:.....www.sskconstruction.com

SMART-ACON TRADING CO.,LTD
 [a]:No. 658B, St. 271, 12307, Phnom Penh
 [m]:.....(855-12) 812 841
 [t]:.....(855-23) 950 338
 [e]:.....meng@smart-acon.com
 [w]:.....www.smart-acon.com

SOKUN WINDOWS
 [a] No. 1404, St. 1992, 12101 Phnom Penh
 [t]:.....(855-97) 5475 599
 [e]:.....info@sokunwindows.com
 [w]:.....www.sokunwindows.com

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

SUN HOUR GROUP
 [a]: N°427, St. 93, 12258, Phnom Penh
 [t]:.....(855-23) 218 508
 [f]:.....(855-23) 218 988
 [e]:.....info@sunhour.com.kh
 [w]:.....www.sunhour.com

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

Tai Heng Industrial Co., Ltd.
 [a]: N°400Eo, Mao Tse Toung Blvd, 12150, Phnom Penh
 [t]:.....(855-23) 882 020
 [e]:.....sales@taihengsteel.com
 [w]:.....www.taihengsteel.com

TAIWAN KAMHWA CRUSHING INTERNATIONAL CO., LTD
 [a]: NR#4, Kranglorhong Village, Mohasang Commune, Phnomsruch District, Kg. Speu Province.
 [t]:.....(855-23) 555 1002
 [m]:.....(855-12) 816 720
 [e]:.....li@kamhwa.com
 [w]:.....www.kamhwa.com

TEM TRADING CO., LTD
 [a]: N° 99A, St. 143, 12303, Phnom Penh
 [m]:.....(855-23) 63 63 030
 [m]:.....(855-95) 829 992/3
 [e]:.....sales@tem-trading.com
 [w]:.....www.tem-trading.com

TK GENERATION CO., LTD.
 [a]: No. B3, 1st Road (Borey Villa Toul Sangke), 12105 Phnom Penh
 [t]:.....(855-23) 63 17 817
 [e]:.....tkgeneration.sales@gmail.com

TKS GROUP CO., LTD.
 [a]:N°7A-9A, St. 93, Corner of St.70, 12201 Phnom Penh
 [m]:.....(855-97) 9991 999
 [t]:.....(855-23) 637 7559
 [f]:.....(855-23) 888 559
 [e]:.....kyseshop@yahoo.com

T-RO Construction Co., Ltd.
 [a]: N°281, St. Preysar, 12401, Phnom Penh
 [t]:.....(855-23) 222 803
 [m]:.....(855-12) 222 803
 [e]:.....info@troconstruction.com
 [w]:.....www.troconstruction.com

Ty Thai Henglong Supply Construction Materials
 [a]: N°22Eo, St.245, 12305 Phnom Penh
 [t]:.....(855-23) 218 346
 [f]:.....(855-23) 221 772
 [e]:.....ty_thai_henglong@yahoo.com
 [e]:.....ty.thaihenglong@gmail.com

UNITED MERCURY GROUP
 [a]: N° 48, National Road No 4, 12405, Phnom Penh
 [t]:.....(855-23) 729 217
 [f]:.....(855-23) 729 219
 [e]:.....umg@umg.com.kh
 [w]:.....www.umg.com.kh

Vatanak Piseth Co., Ltd.
 [a]: N°26A, St.199, 12309 Phnom Penh
 [t]:.....(855-23)222 844
 [f]:.....(855-23) 222 655

VTJ Vinh Tuong Plc.
 [a]: N°60E1, St.110, 12155 Phnom Penh
 [t]:.....(855-23) 885 567
 [f]:.....(855-23) 885 255
 [e]:.....vtjplc@vtj.com.kh
 [w]:.....www.vtj.com.kh

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

VRK Corporation Co.,Ltd
 [a]: N°55 D , St. 70 , 12201, Phnom Penh
 [t]:.....(855-23) 966 252
 [f]:.....(855-23) 966 251
 [e]:.....info@vrkcorporation.com
 [w]:.....www.vrkcorporation.com

WIKI TRADE COMPANY LTD.
 [a]: N° 857 St.Russian Federation, Sk. Toeuk Thla, Kh. Sen Sok, Phnom Penh.
 [t]:.....(855-23) 887 168
 [f]:.....(855-23) 883 786
 [e]:.....info@wikitrade.com.kh
 [w]:.....www.wikitrade.com.kh

WUERTH (CAMBODIA) LTD.
 [a]: No. 164, St. 598, Sk. Phnom Penh Thmey, Kh. Sen Sok, Phnom Penh,
 [t]:.....(855-23) 23 885 171
 [f]:.....(855-23) 23 880 697
 [e]:.....info@wuerth.com.kh
 [w]:.....www.wuerth.com.kh

ZAMIL STEEL Vietnam Co.,Ltd
 [a]: N°17, St.334, 12302 Phnom Penh
 [t]:.....(855-23) 220 140
 [f]:.....(855-23) 220 140
 [e]:.....zscambodia@online.com.kh
 [w]:.....www.zamilsteel.com.vn

Insurance Company Listing

ASIA Insurance (Cambodia) Plc.
 [a]: No.5, St.13, 12202 Phnom Penh
 [t]:.....(855-23) 427 981
 [f]:.....(855-23) 216 969
 [e]:.....email@asiainsurance.com.kh
 [w]:.....www.asiainsurance.com.kh

CAMBODIA LIFE INSURANCE COMPANY PLC.
 [a]: No.315, 12202 Phnom Penh
 [t]:.....(855-23) 431 111
 [m]:.....(855-23) 431 168
 [e]:.....email@asiainsurance.com.kh
 [w]:.....www.asiainsurance.com.kh

CAMINCO Cambodia National Insurance
 [a]: No.28, St.116/13, 12202 Phnom Penh
 [t]:.....(855-23) 722 043
 [f]:.....(855-23) 427 810
 [e]:.....sales@cambodianlife.com.kh
 [w]:.....www.cambodianlife.com.kh

CAMPULON PAC INSURANCE PLC.
 [a]: N°23, St. 114, Campu Bank Building, 7th Floor, 12209, Phnom Penh
 [t]:.....(855-23) 966 966
 [f]:.....(855-23) 986 273
 [e]:.....enquiries@campulonpac.com.kh
 [w]:.....www.campulonpac.com.kh

Cambodia-Vietnam Insurance Plc.
 [a]: N°99, Norodom Blvd, 12211 Phnom Penh
 [t]:.....(855-23) 212 000
 [f]:.....(855-23) 215 505
 [e]:.....info@cvi.com.kh
 [w]:.....www.cvi.com.kh

FORTE FORTE INSURANCE (CAMBODIA) PLC.
 [a]: N°325, St.245, 12150 Phnom Penh
 [t]:.....(855-23) 885 066
 [f]:.....(855-23) 986 922
 [e]:.....info@forteinsurance.com
 [w]:.....www.forteinsurance.com

INFINITY GENERAL INSURANCE PLC.
 [a]: #126, Norodom Blv, 12301, Phnom Penh
 [t]:.....(855-23) 999 888
 [f]:.....(855-23) 999 123
 [e]:.....ratana@infinity.com.kh
 [w]:.....www.infinity.com.kh

Manulife (Cambodia) Plc.
 [a]:.....N°104, Confederation de la Russie Blvd (110), Siri Tower, 1st Floor, 12156 Phnom Penh
 [t]:.....(855-23) 965 999
 [f]:.....(855-23) 965 966
 [e]:.....customer_service_kh@manulife.com
 [w]:.....www.manulife.com.kh

MGA Asia Insurance Brokers Co., Ltd
 [a]: N°466, Mao Tse Toung Blvd (245), 12157, Phnom Penh
 [t]:.....(855-23) 881 098
 [m]:.....(855-16) 261 888
 [e]:.....sophat.meas@mga.com
 [w]:.....www.mga.com

Trade and Service Listing

AUSTRALIA AWARDS
 [a]: N° 167, St 163 corner St 480, 12307 Phnom Penh
 [t]:.....(855-23) 881 021
 [e]:.....info@australiaawardscambodia.org
 [w]:.....www.australiaawardscambodia.org/infra

BISHO INTERNATIONAL ENGINEERING CO.,LTD
 [a]: #113, (Parkway Square) 2nd floor, Unit 2FJ1, Moa Tse Toung, 12308 Phnom Penh
 [m]:.....(855-93) 932 999
 [t]:.....(855-23) 639 3996
 [e]:.....bishocambo@gmail.com

CANAMALL Co., LTD
 [a]: N°315, Ang Doung St (Corner of Monivong Blvd), 12202, Phnom Penh
 [m]:.....(855-71) 3333 348
 [m]:.....(855-71) 333 0042
 [e]:.....sale@canamall.com
 [w]:.....www.canamall.com

CAMBODIA BUSINESS PARTNERS
 [a]: Tous Les Jours Monivong Bld., 1st Fl. #298, St. 93, 12211 Phnom Penh
 [t]:.....(855-23) 964 764 / 964 864
 [f]:.....(855-23) 555 0118
 [e]:.....info@cdl-consultant.com
 [w]:.....www.cdl-consultant.com

DNL - Dynamic Network Logistics Co., Ltd.
 [a]: 102, St. 150, Sangkat Pshar Depo I, Khan Toul Kork, 12153 Phnom Penh
 [t]:.....(855-23) 5555 818
 [m]:.....(855-16) 666 130
 [e]:.....info@dnllobe.com
 [w]:.....www.dnllobe.com

EUROGAL SURVEYS (CAMBODIA) LTD.
LLOYD'S AGENCY IN CAMBODIA
 [a]: N°168KA, St.598, 12105 Phnom Penh
 [t]:.....(855-23) 996 566
 [f]:.....(855-23) 996 567
 [e]:.....cambodia@eurogal-surveys.com
 [w]:.....www.eurogal-surveys.com

T.A.G SERVICE & TRIASIAGROUP TRADING CO., LTD.
 [a]: N°3Eo, St.278, 12302, Phnom Penh
 [m]:.....(855-17) 222 682
 [e]:.....all@triasiagroup.com
 [w]:.....www.triasiagroup.com

TNRC LOGISTICS (CAMBODIA) CO., LTD
 [a]: N°4F1, Parkway Squire, (4floor), St. 245 12308 Phnom Penh
 [t]:.....(855-23) 989 877
 [f]:.....(855-23) 989 866
 [e]:.....jane@tnrclogistics.biz
 [w]:.....www.tnrclogistics.biz

GLOBAL LINK SERVICE PTE LTD
 Worldwide Transportation and Logistics
 [a]: N°168KA, St.598, S12105, Phnom Penh
 [t]:.....(855-23) 998 805
 [f]:.....(855-23) 998 807
 [e]:.....por-sour@gls.com.kh
 [w]:.....www.gls.com.kh

Meng Hong Leap Logistics Co., Ltd.
 [a]: ... 222B, St. 146, 12157 Phnom Penh
 [t]:.....(855-23) 6315 737
 [m]:.....(855-12) 665 730
 [e]:.....lymay@mhl-logistics.com
 [w]:.....www.mhl-logistics.com

VANN SOPHY GROUP CO., LTD.
 [a]: N°28Eo St. 173, 12312, Phnom Penh
 [t]:.....(855-23) 665 65 66
 [f]:.....(855-23) 999 904
 [e]:.....gio-police@yahoo.com
 [w]:.....www.vannosophylogistics.com

Key Real Estate

[a]: N°108ABCD, Mao Tse Toung Blvd (245), 12311 Phnom Penh
 [t]: (855-23) 6300 442
 [e]: info@keyrealestate.com.kh
 [w]: www.keyrealestate.com.kh

Khmer Real Estate Co., Ltd

[a]: N°736Eo, Kampuchea Krom St.128, Sk. 12154, Phnom Penh
 [t]: (855-23) 884 887
 [f]: (855-23) 630 6630
 [e]: kim@khmerrealestate.com.kh
 [w]: www.khmerrealestate.com

Knight Frank (Cambodia) Pte., Ltd

[a]: (18-E5) Icon Professional Building, N°216 Preah Norodom Blvd., 12300 Phnom Penh
 [t]: (855-23) 213 868
 [f]: (855-23) 213 433
 [e]: eric.ooi@kh.knightfrank.com
 [w]: www.knightfrank.com.kh

K&O Corp., Ltd

[a]: N°44A, St.289, Kh. Toul Kork, Phnom Penh
 [m]: (855-89) 883 736
 [f]: (855-89) 873 137
 [e]: Korealestate@gmail.com

Mega Asset Management Co., Ltd

[a]: N°315, St.110, 11th Floor, Corner st.93, 12200, Phnom Penh
 [t]: (855-23) 6860 511
 [f]: (855-23) 430 686
 [e]: mega-asset@mam.com.kh
 [w]: www.megaassetmanagement.com

NEW CONSOLIDATED MAX WORLD (CAMBODIA) CO.,LTD

[a]: Angkor Specialized Bank (4floor), 12301 Phnom Penh
 [t]: (855-23) 727 077
 [e]: laurence@ncmaxworld.com

Sokha Real Estates Cambodia

[a]: N°37, St. Oknha Men (St. 200), Phnom Penh
 [t]: (855-23) 220 266
 [f]: (855-23) 220 255
 [e]: c.sokha@sokharealestate.com
 [w]: www.sokharealestates.com

Towncity Real Estate

[a]: N°37, St. 310, 12302 Phnom Penh
 [t]: (855-23) 6600 700
 [m]: (855-81) 230 000
 [e]: info@towncityrealestate.com
 [w]: www.towncityrealestate.com

UPL Tours & Real Estate

[a]:N°90, St. 320, 12304 Phnom Penh
 [t]: (855-23) 220 831
 [f]: (855-23) 220 851
 [e]: uplcoltd@yahoo.com

VTRUST VTRUST PROPERTY

[a]: N°113 Parkway Square, St.245 Phnom Penh
 [t]: (855-23) 224 701
 [f]: (855-23) 224 701
 [e]: Vtp@vtrustproperty.com
 [w]: www.vtrustproperty.com

Developer, Service Office and Apartment Listing

7NG Group Co., Ltd.

[a]: N° 124, Sothearos (St. 3), 12301 Phnom Penh
 [m]: (855-12) 555 1334
 [f]: (855 16) 808 220
 [w]: www.7nggroup.com.kh

Attwood Investment Group

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

BODAIJU

[a]: N°269, Russian Blvd, Sangkat Kakab, Khan Porsenchey, Phnom Penh
 [t]: (855-23) 900 866
 [f]: (855-23) 900 966
 [e]: info@australiaawardscambodia.org
 [w]: www.australiaawardscambodia.org

Boouyong Khmer Co., Ltd.

[a]: N° 86-88, St. 41, Phnom Penh
 [m]: (855-12) 827 535
 [f]: (855-17) 300 168

Borey Mongkul Phnom Penh

[a]: Toul Kork Village, 12105 Phnom Penh
 [m]: (855-12) 980 000
 [f]: (855-11) 895 553

Borey Peng Huot

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

Borey Phnom Penh Thmey

[a]: N°6, St.1986, 12101 Phnom Penh
 [m]: (855-17) 596 789
 [e]: sales@penghuoth.com
 [w]: www.boreypenghuoth.com

Borey Rith

[a]: St. 598, 12104 Phnom Penh
 [t]: (855-12) 333 955
 [f]: (855-16) 333 955
 [e]: info@boreyrith.biz
 [w]: www.boreyrith.biz

SL HI-TECH CO., LTD

[a]: St.1, Phum Beoung Chhok, 12357, Phnom Penh
 [t]: (855-12) 760 077
 [e]: borey@hitech.com.kh
 [w]: www.boreyhitech.com

Borey Vimean Phnom Penh (Cambodia)

[a]: No. 243, St. 598, 12105 Phnom Penh
 [t]: (855-23) 223 695
 [f]: (855-23) 223 695

B.S Holiday Villa & Condo Minium

[a]: ...N°147-153, Preah Monivong Blvd., 4th Floor, Phnom Penh
 [t]: (855-23) 885 229
 [m]: (855-12) 700 097

CASA MERIDIAN

[a]: Diamond Island, 12301, Phnom Penh
 [t]: (855-23) 6666 998/116
 [m]: (855-77) 520 567
 [e]: jeff@mdhk-property.com

CHATEAU THE MELIJA

[a]: ..10B, Phuong (St. 264), 12207 Phnom Penh
 [t]: (855-23) 987 212
 [f]: (855-16) 771 144
 [e]: info@chateauthemeliya.com
 [w]: www.chateauthemeliya.com

City Star Development (Cambodia)

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

D.B.LY TOWER

[a]: N°369, Machine Teuk, 12110 Phnom Penh
 [t]: (855-23) 432 357
 [e]: info@dblyint.com.kh
 [w]: www.dblyint.com.kh/dblytower

DE CASTLE

[a]: N° 34-36, St.288, 12302 Phnom Penh
 [t]: (855-23) 222 214
 [f]: (855-23) 991 091
 [e]: service@decastle.net
 [w]: www.decastle.net

D.I. Riveira

[a]: Diamond Island City, 12301 Phnom Penh
 [t]: (855-88) 9902 222
 [f]: (855-23) 6662 222
 [e]: diriviera023@gmail.com
 [w]: www.di-riviera.com

Diamond One

[a]: Diamond Island, 12301 Phnom Penh
 [t]: (855-23) 6666 999

ECG ECG GROUP

[a]: N°445, Preah Monivong Blvd. (93) Corner of St. 232, Phnom Penh
 [t]: (855-23) 722 475
 [m]: (855-17) 855 598
 [e]: sokhaphally@yahoo.com

Evergreen Consortium Co., Ltd.

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

Gain City Land Co., Ltd

[a]: N°440A, Monivong Blvd., Phnom Penh
 [t]: (855-23) 964 965
 [e]: jiali.cam@gmail.com

Grand Phnom Penh International City

[a]: N°598, Sk. Khmounh, Phnom Penh
 [t]: (855-23) 997 889
 [f]: (855-23) 997 883
 [e]: info@grandphnompenh.com
 [w]: www.grandphnompenh.com

HONGKONG LAND (MANSIONS) LTD.

[a]: A-B One Building, No. 1A & 1B, St. 102, 12202, Phnom Penh
 [t]: (855-23) 986 810
 [f]: (855-23) 990 588
 [e]: info@centralmansions.com
 [w]: www.centralmansions.com

Hyundai Amco Cambodia Co., Ltd.

[a]: No. 445, (St. 93), 12258 Phnom Penh
 [t]: (855-23) 964 004- 9
 [e]: phnompentower@amcocambodia.com

ISL MODERN APARTMENT & HOTEL

[a]: N°71, St. 313, 12301, 12152 Phnom Penh
 [t]: (855-23) 6891 472
 [e]: isl.apartment@gmail.com
 [w]: www.islapartmentandhotel.com

Koh Puos (Cambodia) Investment Group

[a]: N°063, St. Ekareach, Sk. 4, Sihanoukville, Preah Sihanouk
 [t]: (855-34) 934 234
 [e]: office@kohpuos.com
 [w]: www.kohpuos.com

L.Y.P Group Co., Ltd.

[a]: N°205-209, Mao Tse Tong Blvd., Sk. Toul Svay Prey, Phnom Penh.
 [t]: (855-23) 880 598
 [f]: (855-23) 220 925
 [e]: lyp@lypgroup.com
 [w]: www.lypgroup.com

Ly Hour Investment Co., Ltd.

[a]: N°243-244, St.598, Phnom Penh,
 [m]: (855-17) 666 668
 [f]: (855-15) 936 888
 [e]: phallasim@yahoo.com

L.C.P.P RESIDENCE CO., LTD.

[a]: ...No.115, St. 292, 12312 Phnom Penh
 [t]: (855-23) 6737 888
 [f]: (855-23) 6737999
 [e]: sales@lcpp-residence.com
 [w]: www.lcpp-residence.com

MEKONG PHNOM PENH DEVELOPMENT CORPORATION LTD.

[a]: N°197, St. 245, 12309 Phnom Penh
 [t]: (855-77) 883 283
 [e]: sales@themekongroyal.com

MEANCHEY INTERNATIONAL INVESTMENT CO.,LTD

[a]: No. 90, Nation Road. 2, 12353 Phnom Penh
 [t]: (855-23) 595 595
 [e]: info@borey999.com
 [w]: www.borey999.com

ORKIDE VILLA

[a]: No.71, St.2004, 12258 Phnom Penh
 [t]: (855-88) 5388 888
 [e]: info@orkidevilla.com
 [w]: www.orkidevilla.com

OVERSEAS CAMBODIA INVESTMENT CORPORATION (OCIC)

[a]: N°315, St.110 Corner st.93, 12200, Phnom Penh
 [t]: (855-23) 868 222
 [f]: (855-23) 427 064
 [e]: canadia@canadiabank.com.kh
 [w]: www.canadiabank.com.kh

Oxley Worldbridge

[a]: 108-112, Samdech Sothearos Blvd (3), Hong Kong Center, 1st Floor, 12301 Phnom Penh
 [t]: (855-23) 212 697
 [f]: (855-23) 224 453
 [w]: www.oxleyworldbridge.com.kh

Piphorp Thmey Group Co., Ltd.

[a]: N°111, St.7, Piphorp Thmey, Phnom Penh, Cambodia.
 [m]: (855-17) 722 822
 [f]: (855-12) 379 758
 [e]: group88@gmail.com

Phnom Penh Special Economic Zone

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