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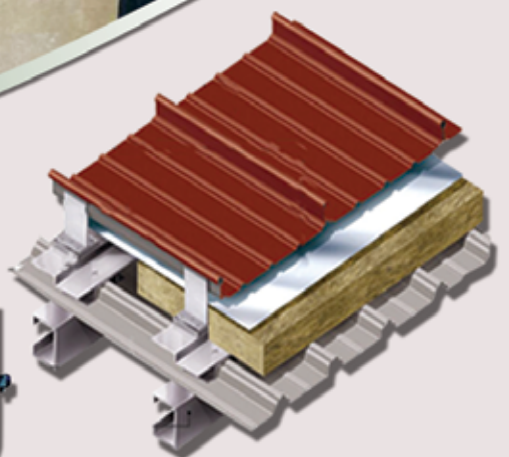


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Message from the
*CHAIRMAN of the
Cambodia Constructors Association (CCA)*



As chairman of the Cambodia Constructors Association (CCA), I am honoured 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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From the
PUBLISHER



2016 marks the advent of the ASEAN Economic Community (AEC) that will see the integration of Cambodia's construction and property industries with those of the ASEAN bloc. As a result, Cambodia will see an increased inflow of overseas investments into these industries.

Published through support from the Cambodia Constructors Association (CCA), Construction & Property Magazine intends to be one of the catalysts to help maximise the benefits of regional integration for Cambodia.

This bi-monthly magazine features four main sections comprising interesting topics, empowering messages, useful information and data related to the two sectors.

The first section looks at overall developments in construction locally and internationally, including new and ongoing projects and their impact on the nation's economic growth. The second section highlights general information and activities related to the CCA, whose goal is to promote the construction industry in the Kingdom. The third part looks at latest updates on major development in the real estate sector. Lastly, the magazine offers a directory of construction and property firms where readers can find service providers or future business partners.

Now publishing our 21st edition (May-June 2016) on the theme of architecture, design and building systems, you will find the latest information and expert analysis on local and regional construction and property projects in our three main sub-sections.

In Construction news, we focus on the capacity boosting infrastructure developments at Cambodia's airports, the progress of construction on Cambodia's new national stadium, developments on the Thai Boon Roong tower, new innovations in building material technologies and acquisitions by the region's leading architecture firm. In an exclusive interview, Hun Chansan, one of Cambodia's shining lights in the architecture world shares his thoughts on architecture and design in a fast changing city.

Association news showcases the recent activities and achievements of the Cambodia Constructors Association (CCA) including hosting their quarterly members networking party, the upcoming forum on worksite safety in partnership with Eurocham and cooperation with the ASEAN Constructors Federation (ACF) on their 41st council meeting.

In the Property section, all eyes are on the appointment of H.E Chea Sophara as the new Minister of Land Management, Urban Planning and Construction and his mandate to resolve land disputes. We also focus on Phnom Penh's stratospheric property price rises during 2015, Camhomes' D'Seaview condo development in Sihanoukville and the recent IBC-organised property valuation panel discussion. We also feature expert analysis on the best options for purchasing property, the future shape of the property market and the potential pitfalls of purchasing undeveloped sub-plots.

Overall, I strongly believe that Construction & Property Magazine serves to help Cambodia's construction and property sectors flourish. Our information and insights help attract foreign investors and business people and help those already here remain well informed about the latest developments in these dynamic, exciting and rapidly expanding sectors.

Sincerely Yours,
MEAS PROEKSA

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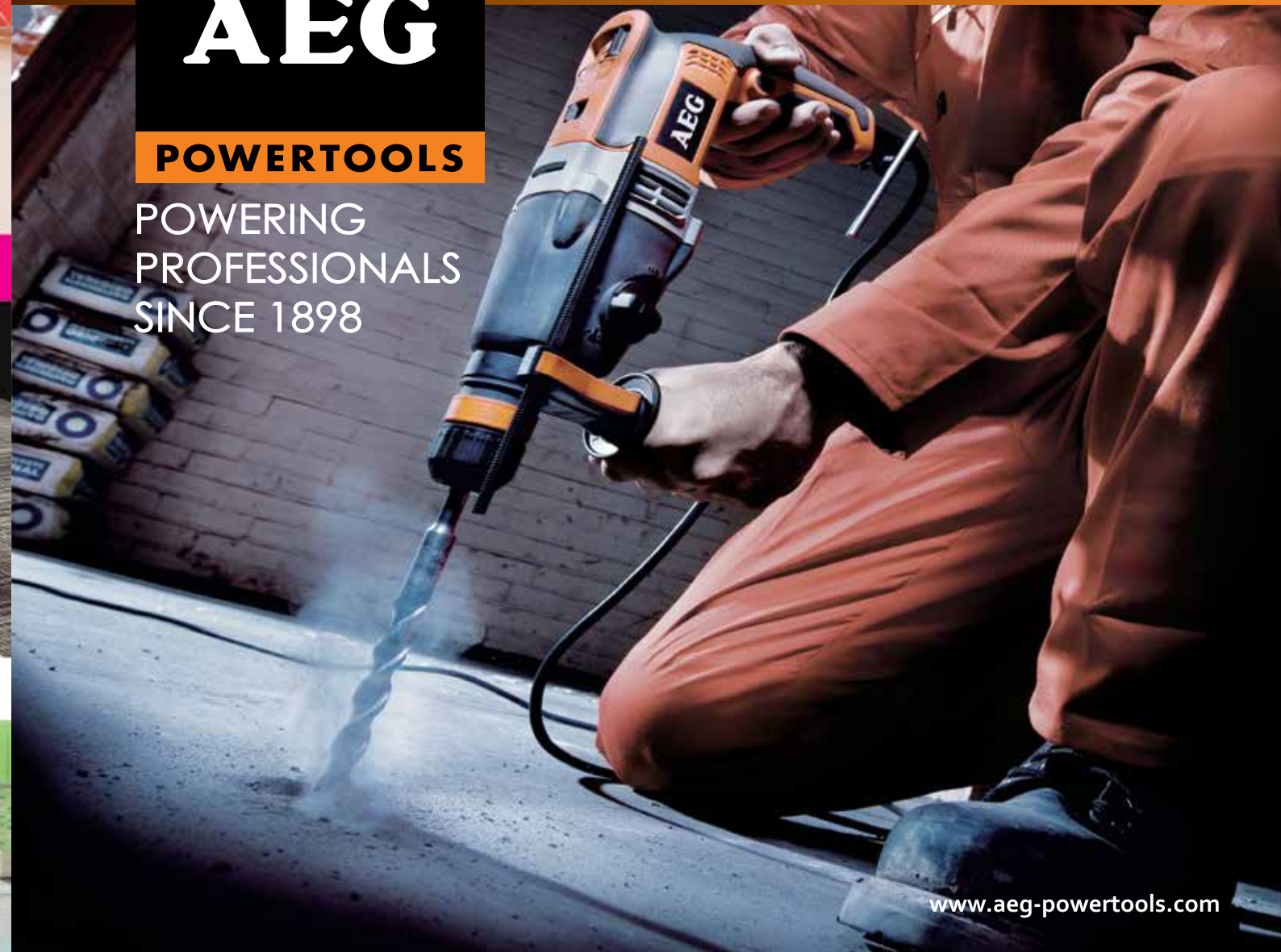


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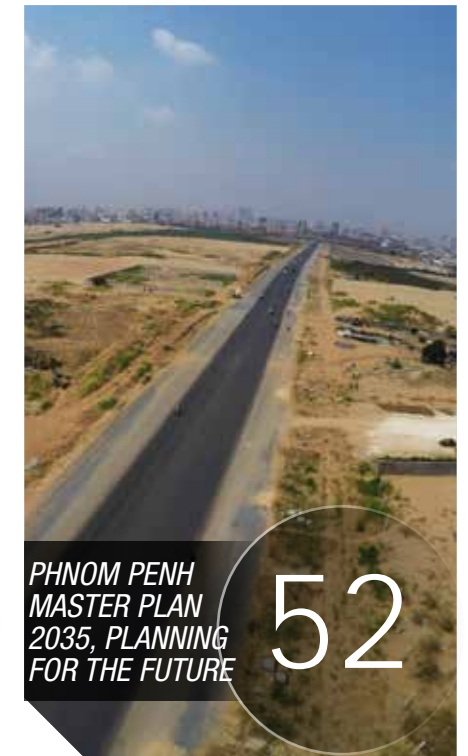
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NEW MYANMAR PORT TARGETS AGRI-EXPORTS



The Thilawa Special Economic Zone, a JV between Myanmar and Japan, is investing \$29 million on developing a new port and building infrastructure for transporting agricultural products.

The 15,000 hectare

development is being driven by the Myanmar Agriculture & General Development Public Limited (MAGDPL) which was established by local agricultural merchants, according to Deal Street Asia.

The facility at the SEZ

in Southeast Yangon will include a sea port, buildings and warehouses for handling peas, sesame and farm products. It is expected to take three years to complete. The majority of the investors in the SEZ are from Japan and Hong Kong.

WORLD BANK AND AIIB SIGN DEAL

The World Bank and the new Chinese-led Asian International Investment Bank (AIIB) have signed a \$1.2 billion deal to co-fund infrastructure projects in 2016.

The agreement is an important symbol that US-dominated global financial bodies have accepted the AIIB has an important role to play in financing the development of regional infrastructure.

The World Bank said that the two banks are discussing “nearly one dozen” co-financed projects in sectors that include transport, water and energy in Central Asia, South Asia and East Asia.

Cambodia has indicated it would be interested in applying for AIIB funds to help develop its infrastructure.

YANGON NEW CITY TENDER AWARDED



Three firms have been awarded the tender to build the controversial 4,745 hectare Yangon New City development to the west of the capital.

After being suspended for 10 months amid accusations of a lack of transparency in its initial bid, the government approved the project in late 2015. Yangon South West Development Public Company, Business

Capital City Development Ltd and Shwe Popa International Construction Company were subsequently awarded the tender for the ambitious project which is expected to take 10 years to complete.

The project is not part of the Master Plan proposed earlier by JICA for the development of Yangon City. The companies are now working to raise funding from local and foreign banks.

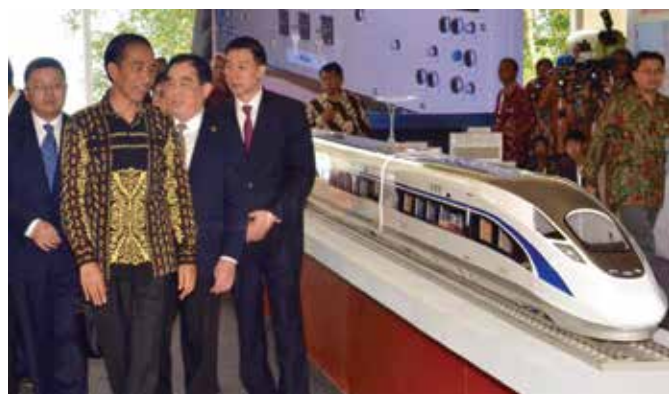
INDONESIAN RAIL LINK CRAWLS FORWARD

Construction on Indonesia's first high-speed railway can finally start following a construction permit being issued by the government in March.

The beleaguered \$5 billion Indonesia-China joint project was halted just five days after breaking ground because the necessary documents had not been filed for permits. Widely seen as a litmus test for Chi-

na's overseas expansion of its high-speed rail technology, the 142km Jakarta-Bandung connection has been plagued by controversy.

However, the recently issued permit only allows construction on the first 5km of track and the company is scrambling to apply for the permits to cover the remainder of the project by the end of April.



BALI INVITES BIDS FOR 2ND AIRPORT

Indonesia's largest tourist island Bali wants to build a second airport to double tourist intake from 10 million a year now to 20 million by 2025. The current airport has only one runway and may reach full capacity in as little as five years.

The island's government is inviting local and foreign investors to build the second airport and the Indonesian

government has stressed that private foreign investors can own up to 49 percent of the project.

GCR reported that Agus Santoso, a Transport Ministry director in charge of overseeing Indonesia's airports, had said some investors have already carried out feasibility studies, but none has expressed strong commitment to proceed.



ADB FUNDS MANILA WATER TUNNEL

The ADB has granted a \$123.3m loan to Metropolitan Waterworks and Sewerage System (MWSS) of Manila to build a new water tunnel in Manila, Philippines.

The proposed tunnel will stretch over 6km in length, with an internal span of about 4m as part of the outflow system from the Ipo dam, part of the Angat trans-

mission system.

According to the ADB, “the Angat transmission system provides more than 95% of Manila's water but its existing tunnels are up to 75 years old and in poor condition.” The new fourth tunnel will clear the way for MWSS to upgrade and modernise its other existing tunnels and aqueducts to maximise and strengthen supplies.



ASEAN'S APPETITE FOR STEEL RISING

ASEAN countries' steel market consumption is expected to exceed 90 million tons by 2019, a growth of 6 percent, according to a new study entitled ASEAN Countries Steel Market Outlook 2015-2019.

Steel consumption for infrastructure and construction is likely to exceed 47 million tons by 2019 with governments funding construction of road, rail, and airport infrastructure driving the growth.

The mechanical machinery market is also likely to grow by 5 percent, exceeding 12 million tons by 2019.

“Moreover, the growing middle-class population in emerging economies will lead to an increase in demand for residential properties. All these factors will drive steel demand during the forecast period,” says Chandrakumar Badala Jaganathan, lead research analyst at report publisher Technavio.



THAIS GO IT ALONE ON RAIL LINK

The Thai Prime Minister Prayut Chan-o-cha has announced the country is capable and financially prepared to fully fund its multi-billion-baht high-speed rail project, following a visit to China.

"We will no longer do the project with China. It's better to do it alone," he told reporters in Bangkok.

Transport Minister Arkhom Termpittayapaisith said

that under the government-to-government deal, China would be in charge of engineering, procurement and construction management, supplying trains, signalling systems and tracks, though Thai contractors would be allowed to take part in the construction. He expected construction to start as soon as possible but stressed that China should offer "friendship terms" on the interest rate and price.



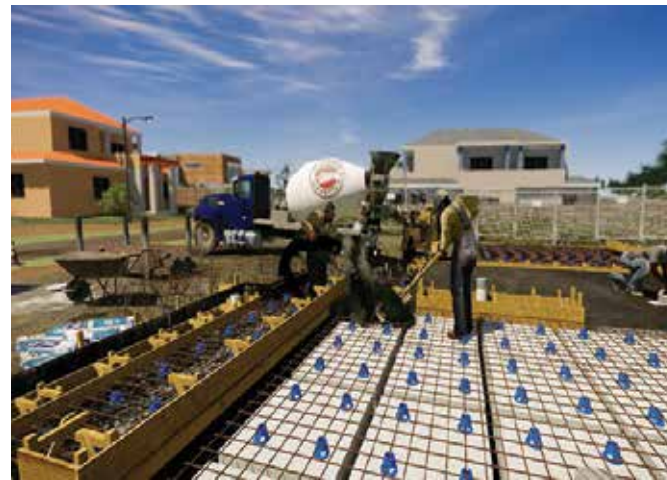
VIRTUAL REALITY PROVIDES SAFETY TRAINING

Asian construction firms are using a virtual reality platform to train workers in building site safety and reduce accidents.

The 'Situation Engine' platform designed by UNSW in Australia allows construction workers to navigate life-threatening situations at varying stages of construction on work sites and the risks such as height and electrocution involved. By experiencing virtual acci-

dents in a 'hyper-immersive' environment, companies can provide a learning experience that traditional training cannot match.

After six months of use, Hong Kong-based Gammon Construction sees it "significantly reducing training time", while China's leading power generation company, China Light and Power, is also reviewing the training system.



CONSTRUCTION DROP SLOWS S. KOREAN ECONOMY

A drop in construction investment caused a slow in South Korea's economic growth in the final quarter of 2015, according to the Bank of Korea.

Though the estimated growth of 0.6 percent reported in January was upgraded to an improved 0.7 percent at the end of March, concern remains focused on the 6 percent decline in construction investment during this period in Asia's

fourth-largest economy.

The upward revision owed mostly to the fact that construction spending turned out to have contracted less than earlier estimated, the data showed.

Interest rate cuts by the government in 2015 boosted the property market which contributed to a 1.2 percent growth in Q3.

60,000 ATTEND SHANGHAI EXPO



The International Building & Construction Trade Fair 2016 welcomed 60,000 visitors over four days between 23-26 March at the National Convention & Exhibition Center in Shanghai.

Over 400 companies exhibited at the one of the biggest expos in China over an area of 80,000 square metres showcasing customised furnishing, doors & windows,

hardware, smart homes, machinery and wall decorations.

"CBD-IBCTF (Shanghai) is aiming not only to encourage the trade in international construction and home decoration markets, but also to build a platform where everyone can communicate with each other and learn new things about the industry," said Liu Xiaomin, president of CBD-IBCTF.



NAGAWORLD MALL OPENING IN AUGUST

Construction on Nagacity Walk, the capital's first underground duty-free shopping mall, is almost complete and scheduled to open in August, according to CBRE Cambodia.

Located below Sihanouk Boulevard, the sprawling 4,000 square metre underground shopping complex will connect Phnom Penh's Nagaworld casino and hotel with Naga2 currently under construction with completion

scheduled for 2017.

Nagacity Walk is to be leased to the state owned monopoly China Duty Free Group (CDFG), the largest duty-free operator in China with more than 200 retail outlets worldwide. According to the Phnom Penh Post, the mall will stock over 400 high-end brands, including Dior, Swarovski and Gucci, at discounts of up to 35 percent.

SWEAT FREE SITE WEAR WINS PRIZE

A Hong Kong company has won a prestigious international prize after inventing breathable work clothing for construction workers in to reduce heat-related incidents in hot and high humidity environments.

Heat in Southeast Asia leads to a higher number of heat-related health incidents in the construction industry than in other industries because workers often take

their shirts off.

Hong Kong Polytechnic University's new breathable uniform for construction workers has won the top prize at the International Innovation & Research Awards.

Field tests proved that 87 percent of the 189 workers said they preferred to wear the new clothing, because it kept them cool, dry and comfortable without impeding mobility or work performance.



THE BAY TO BUILD IN MAY

The Bay project has announced that it will officially start construction in May 2016 and will begin establishing franchises to secure sales.

Launched in February 2015, construction on the prestigious project being developed by Singapore-based TEHO International was delayed by six months. This was in part due to its association with the shamed former CVEA president Sok Bun but more importantly due to the increasing number of condo development launches which put pressure on the unit price points.



The huge project, to be spread across seven buildings in Chruoy Changva, is scheduled for completion in 2020 with the The Bay Sky Villa and Okura Hotel the first to be completed. Condo prices in The Bay Sky Villa building range from \$150,000 up to more than \$1 million.

DEATH HIGHLIGHTS SAFETY ISSUES AGAIN

Safety standards on the Kingdom's building sites were again brought into question following the death of another young construction worker in Phnom Penh's Daun Penh district in March.

21-year-old Eng Lum had his head crushed against a metal bar after sticking his head of the elevator he was travelling in to investigate a cracking sound, accord-

ing to local authorities. He died instantly, though it was judged an accident and the company compensated the worker's family.

The Building and Wood Workers Trade Union Federation of Cambodia, told the Phnom Penh Post that the union recorded more than 2,000 injuries and 36 deaths on Cambodian worksites last year.

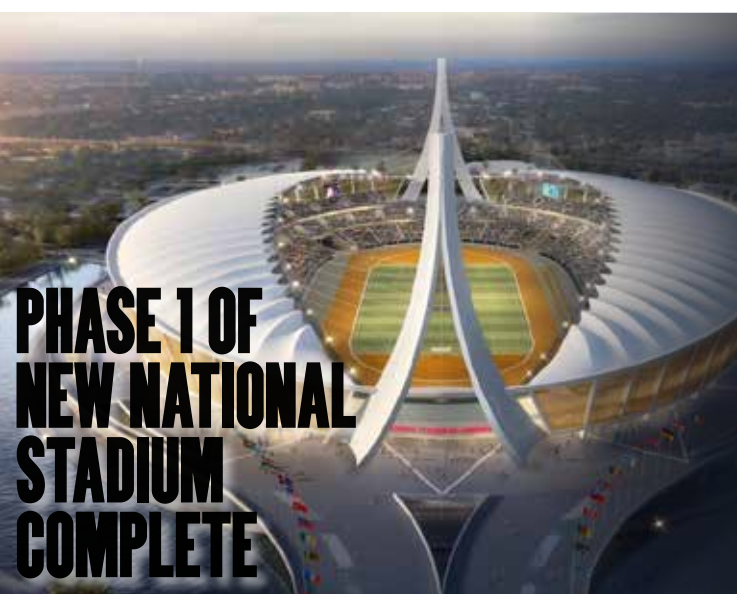


CONSTRUCTION MANAGER ANNOUNCED FOR TWIN TOWER

A Hong Kong-based firm Hsin Chong Construction Group Ltd. has been appointed construction manager for the Thai Boon Roong Twin Tower World Trade Center Project.

According to the company's website, it will be, "Responsible for coordination and supervision of works contractors, program control, commercial advice, monitoring safety and quality control, managing site logistics, as well as coordinating with consultants and the local authorities."

However, no MOU has yet been signed nor a formal announcement made to the Hong Kong stock exchange by the company, which has seen significant recent drops in share price. Construction on the mega 133-storey, \$3 billion development is supposed to begin this year and finish in 2019.



PHASE 1 OF NEW NATIONAL STADIUM COMPLETE

Phase 1 of the landmark Morodok Techo National Sports Complex has been completed with construction under Phase 2 being fully funded by the Chinese government.

The 100,000 capacity stadium will be the centerpiece of Cambodia's hosting of the 32nd ASEAN Games in 2023. The Cambodian government has already committed \$38 million through

the NOCC for Phase 1 construction on the 85-hectare site in Russei Keo District.

The Chinese are committing \$100 million to the project and have been responsible for construction and management of the mega-project which is slated for completion in 2021. With work progressing fast, it is expected that the Phase 1 area will be operational by 2016.



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NEW MINISTER PROMISES STRONG ACTION



Issues related to urban planning, land titling, land disputes, construction investment and other matters concerning the construction and property industries are expected to be given more impetus and priority after the appointment of H.E. Chea Sophara as Senior Minister and Minister of Land Management, Urban Planning and Construction in April.

Appointed as part of a cabinet reshuffle in the middle of the government's fifth mandate, the new minister replaces the retiring H.E. Im Chhun Lim. As the nation's new land and construction regulator the new Minister has been tasked with bringing strong leadership to the hot issues faced by the ministry.

At his inauguration ceremony on 6 April, H.E. Chea Sophara made a commitment to continue to enhance ministerial staff efficiency, push a systemat-

ic land titling process and ethnic group land titling [especially propelling the government's 01 Prakas], and to crack down on the illegal penetration of public land and violation of peoples' ownership.

He vowed to, "Stop and resolve illegal property developments, urge effective urban planning management by specifying the city zoning and building height, ensure the successful implementation of the social land concession policy, and join hands with sub-national authorities to implement the 3rd mandate of the Royal Government's Rectangular Strategy."

The general public, observers and industry insiders have expressed confidence in H.E. Chea Sophara's capacity and commitment to end controversial land and property issues in the Kingdom thanks to his reputation and strong background in the nation's land



H.E Sar Kheng presents H.E Chea Sophara with the official MLMUPC stamp

and urban planning issues.

Shortly after his appointment, he solved a controversial land dispute on Sihanoukville's coastal zone by delivering the public area under the provincial governor's management, strengthening officials' attendance and strengthening the issuance procedure for building permits.

Now 63 years old, H.E. Chea Sophara has had vast experience in public service, in particular in positions with authority and experience in urban planning. His career to date has included being Governor of Tuol Kok District (1985-1988), Phnom Penh Deputy Governor (1988-1995), Phnom Penh Municipality's First Deputy Governor (1995-1999), Royal Government Delegate in charge of First Deputy Governor of Phnom Penh Municipality (1999), Royal Government Delegate in charge of Governor of Phnom Penh Municipality (1999-2003), Secretary of State to the Ministry of Land Manage-

ment, Urban Planning and Construction (2004-2008) and Minister of Rural Development (2008-2013).

The Ministry of Land Management, Urban Planning and Construction was formulated during the government's 2nd mandate by combining officials from five government agencies and seven autonomous institutions led by H.E. Im Chhun Lim.

Delivering his wrap-up report of his 17 years of service in the ministry since 1999, H.E. Im Chhun Lim reported that 3,015 officials are under the ministry's payroll, divided between 645 officials at the central level, 985 officials at the city/province urban planning departments, and another 1,365 in city/commune/district level. Among them, there are 399 engineers, 220 architects, 181 urban planners, 408 cadastral experts, and 258 legal experts. 920 of the staff have higher education degrees.

The ministry also manages a faculty of land administration and urban planning based at the Royal University of Agriculture, and a medium training center specialising in cadastral and urban planning.

The ministry has been dealing with six major missions in line with government policy, namely; works related to policies and legal frameworks; land titling and land disputes, urban planning and construction, social land concessions, coastal zone planning and management, and public housing works.

Former Minister Im Chhun Lim also raised ongoing challenges to be tackled by his successor's team. These included disseminating existing policies and legal frameworks to officials and the people, enhancing and building officials' capacity, completing personnel's' duty check list, resolving land disputes, strengthening building standards, and addressing illegal property developments.

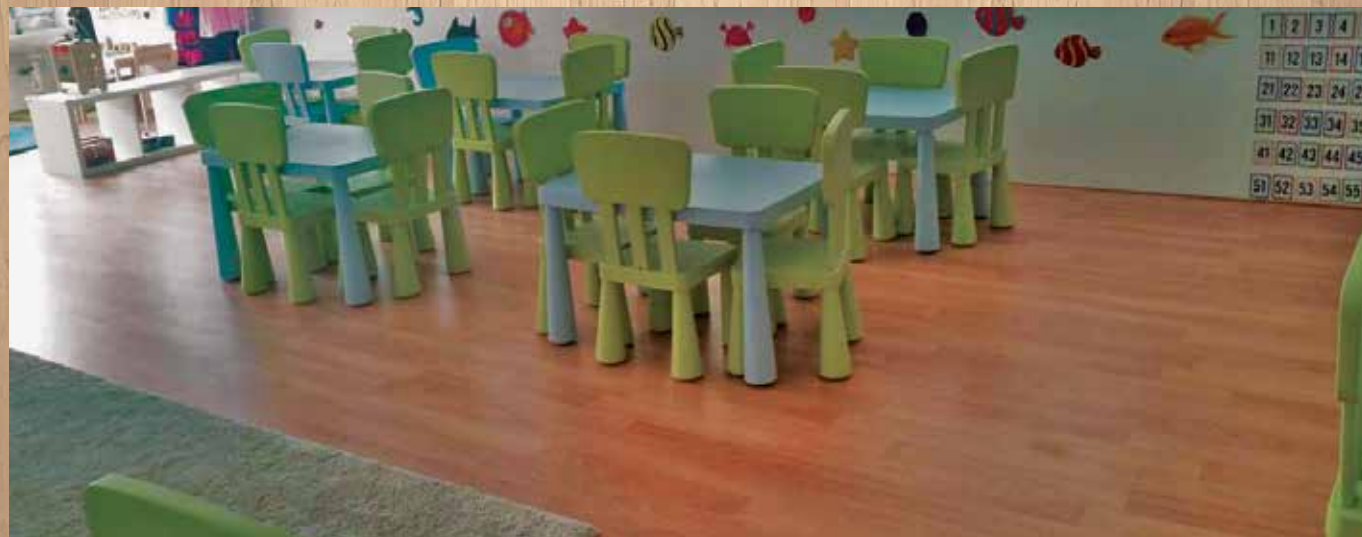
In 2011, the ministry helped initiate two associations; the state-run Board of Architects Cambodia (BAC) with 499 individual registered architects and the privately-run Cambodia Constructors Association (CCA) which has 113 member companies to date.

The ministry's revenue from property ownership transferring services has climbed from \$3.3 million in 2005, when there were only 1.5 million registered titles, to \$81 million in 2015 with over 4 million titled registered. Last year, the ministry also recorded hypothec on 17,000 titles worth \$3.6 billion in loan value.

It also approved 2,305 construction projects including 184 large projects built on 7.6 million square metres worth an estimated \$3.3 billion— a 10-fold rise compared to 2000 at only \$328 million. The ministry also registered 235 construction-related companies in 2015.

According to a survey by the ministry, Cambodia's construction industry generates 200,000 to 250,000 jobs for people daily. Non-skilled workers earn between \$6 and \$7.5 per day, skilled workers earn between \$12.5 and \$15 per day, while engineers and architects earn between \$350 and \$2,000 per month.

INOVAR FLOOR — LONGER LIFE, LASTING IMPRESSIONS



Inovar (Cambodia) Pte. Ltd. has been operating in Phnom Penh since March 2014. Being a direct factory outlet, it supplies quality laminate flooring straight from its factory in Malaysia providing a solid manufacturer's warranty. Established in 1996, Inovar Floor is the pioneer in the laminate flooring industry in Asia and its production facilities are equipped with European technology. Made from tropical hardwood-based HDF (High Density Fibreboard), superior water resistance is the main strength of Inovar Floor.

Inovar's milestone achievements include:

2007-2014: Awarded Best Brand in Laminate Flooring for 8 consecutive years by Asia Pacific Brand Laureate.

2009-2011: Certificate of Industry Excellence awarded by Malaysia's Ministry of International Trade & Industry and MATRADE

2009-2013: No. 1 in Japan for Laminate Flooring brand (by market share) for 5 consecutive years – research findings by Yano Research Institute Japan.

2010: Product Excellence awarded by Malaysian Institute of Interior Designers

2011: Certified No. 1 laminate flooring brand in Malaysia and Taiwan

2013: Awarded Singapore BEI Asia 2013

2014: SME Innovation Excellence Award by Star Outstanding Business 2014

2015: 2015 Malaysia Innovation Technology Award by Frost & Sullivan

Inovar Floor has a good track record in not only supplying flooring but also providing matching designs of various flooring accessories (e.g. skirtings and profiles) and installation services as well supplying big projects.

It acts as a one-stop centre offering a total solution to your flooring needs. Inovar laminate flooring is installed using the floating system and does not require glue; this makes it easy to install and also easy to remove. With more than 60 designs to choose from, your flooring can be changed over time following fashion trends without much cost and hassle for both commercial and residen-

tial premises.

Other than laminate flooring, Inovar has added two more types of floor covering materials to its latest range of products; namely, Resilience Vinyl floor (Imprezz) with interlocking features and also wood composite Decking panels (Inovar Deckshield).

Imprezz, with its click system, enables it to be installed easily without using any conventional adhesives. Imprezz is 100% waterproof and with its low formaldehyde emission rating of E0, it delivers good indoor air quality.

Inovar Deckshield composite wood decking combines the proven strength of polyethylene and wood fibres with an external protective shield that encapsulates the board core on all four sides – making it impermeable while protecting it from scratches, stains and fading.

This patented technology also makes it possible for enhanced colour streaking and natural wood grain structure to deliver that realistic timber look. It will not splinter nor crack, making it truly safe to walk on even when barefooted.

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BUILDTECH TO SHOWCASE BOOMING MYANMAR



BuildTech Yangon 2016, Myanmar's largest building and construction trade show will be held for the third year running in May with an expanded focus reflecting the country's booming construction sector.

Hosted on 26-28 May at the Myanmar Convention Centre, organised by Sphere Exhibits, a subsidiary of Singapore Press Holdings (SPH), and co-organised by the Myanmar Construction Entrepreneurs Association (MCEA), BuildTech Yangon 2016 has attracted some 120 exhibiting companies.

The expo will feature four key industry sectors: On-site Construction Machinery and Equipment; Building Materials and Architectural Solutions; Interior Furnishing; and Facilities Management. This is in addition to its array of staple exhibits from the construction machinery building materials and mechanical engineering segments.

This new focus is in line with recent developments in Myanmar's construction sector which is booming following the opening up of Myanmar's economy to the world. Meanwhile, increased aware-

ness of construction and workplace safety has given rise to a greater focus on safety and disaster prevention at this year's BuildTech Yangon. The show will feature exhibitors from Austria, China, Indonesia, Korea, Thailand, Vietnam, Singapore and Myanmar and is expected to attract over 4,500 visitors.

Mr. Chua Wee Phong, Sphere Exhibits' chairman said the exhibition has grown from strength to strength since its launch in 2013. "...Visitors to BuildTech Yangon will benefit greatly from its holistic approach to solutions for Myanmar's growing infrastructure. Local professionals are provided access to cutting-edge knowledge, skills, and technology over three trade days which would otherwise take a long time to achieve," he said.

U Tha Htay, MCEA president said, "The 3rd BuildTech Yangon 2016 is indeed timely, with the new government preparing to take the reins to usher in a new era for the country. With the government prioritising infrastructure development in support of the country's burgeoning economic growth, infra-

structure construction in Myanmar is expected to achieve its fastest growth from the period 2012 to 2016."

Myanmar's construction industry is expected to continue growing at a relatively fast pace between 2015 and 2019 compared to other emerging markets. This positive outlook is supported by Myanmar's expanding economy, increased government investment in public infrastructure, and the rising interest of domestic and foreign real estate developers in constructing



residential units to meet the population's housing demand. In real terms, the industry's output value recorded an annual growth rate of 7.4 percent during the period 2010 to 2014, and is expected to post have an annual growth of 6 percent from 2015 to 2019, according to a report from research firm Timetric.

According to U Tha Htay, the infrastructure construction sector is the second largest market in the Myanmar construction industry, worth an estimated \$765 million. The government's focus on improving infrastructure in Myanmar will see major development of new roads, buildings, pipelines and electrical grids. At the same time, a sharp rise in foreign direct investment has seen a big growth in demand for new office space as well as housing for expatriates.

There are many growth opportunities in Myanmar's building and construction sector and BuildTech Yangon is proud to be part of this growth.

ARCHETYPE GROUP ACQUIRES ASIA PACIFIC OPERATIONS OF TEBODIN

An agreement in March saw multi-disciplinary construction consultancy, Archetype Group acquire the Asia Pacific operations of Tebodin, a consultancy and engineering company with offices across South East Asia, according to a press release from the company.

The acquisition sees Archetype Group complement its portfolio, with the companies strengthening each other's position in diverse market segments in Asia Pacific. Both companies have a good footprint in Asia and a deep understanding of the fast changing markets and environment.

Archetype provides architectural and engineering services, project- and construction management and cost management to building and real estate market and to large industrial projects. This acquisition will strengthen Archetype's



Siem Reap Airport

Industrial division and will provide a complementary extension to the company's activities in Building & Real Estate and Environment & Infrastructure.

Mr. Pierre-Jean Malgouyres, General Director Archetype Group, says "With the acquisition of Tebodin, we reinforce our expertise and market presence in Vietnam, Thailand, India, Myanmar and Indonesia and allows us to

extend our reach to China, which is in line with our development strategy."

Tebodin specialises in engineering and EPCm services with a strong focus on industrial market segments. "We are pleased that we have found a strong and developing engineering company for our operations in Asia Pacific, whose business is highly complementary to ours and will continue to

focus on growing the Asia Pacific region', says Jürgen von Hollen, CEO of Tebodin B.V. 'Our local and international clients who will benefit from the strengthened expertise and broad coverage in Asia Pacific that Archetype will offer.'

Both companies together will represent a force of over 1,100 employees and is expected to generate an annual turnover of \$40 million.



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9-11 June 2016

Phnom Penh, Cambodia Diamond Island Convention & Exhibition Center



CAMBODIA PROSPERITY AND ECONOMIC BOOMING

1st Cambodia Architect & Decor

With the successful series of Myanmar Build & Decor, ICVeX, the professional trade exhibition organizer and owner of Myanmar Build & Decor, joined hands with the Cambodian Society of Architect (CSA) in organizing the first Cambodia Architect & Decor 2016 to serve Cambodia's growing demand of building materials, architectural, interior design, furniture and decoration. Cambodia Architect & Decor, the first exhibition that will update trend and design development for building and construction industry, is scheduled for 9-11 June 2016 at the Diamond Island Exhibition & Convention Center (DIECC) in Phnom Penh.

- Co-organised by** Cambodian Society of Architect (CSA) and ICVeX Co., Ltd.
- Endorsed by** Ministry of Commerce
- Supported by**
 - Board of Cambodian Architects, Ministry of Land Management Urban Planning and Construction
 - Young Entrepreneurs Association of Cambodia

Highlights of Event

- "Cambodia's Design Innovation Seminar" by CSA
- Showcase of the Winner of CSA Student Design Competition's 1st Design Innovation Competition
- "Cambodian Architect 2016 Gala Dinner" a night of fun and gathering of architects, developers and industry professionals
- INNOVATIVE Eco Products Showcase by SCG (Kampot Cement)
 - Experience life-scale mock up displays
 - Product application in modern setting
 - In-depth advice from SCG's Experts
- Product Highlights
 - Patchwork Collection includes tiles, sanitary ware and faucets from COTTO
 - One-stop service for luxury interior design consultant, exclusive furniture and home decorative collection by DECOROOM
 - Architectural & Interior design for residential, retail and commercial construction by JARKEN
 - Quality office furniture from Modernform
 - High quality on all paint coating by Thai Do No-Gen Gen
 - High Pressure Laminates and other engineered surfaces by Winsonart
 - Eco Door by Vision Glass and Door Industrial
 - and many more

Must not miss to.....

- Meet over 100 companies from local and international
- See new products and design first time in Cambodia
- Update industry trends and development
- Visit Thailand, Malaysia, Singapore, Vietnam and China Pavilions
- Attend Cambodia's Design Innovation Seminar organized by Cambodian Society of Architect (CSA)
- Networking "Cambodia Architect Gala Dinner"
- Witness the award winners of the next generation of Cambodian Architects

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9-11 June 2016

Diamond Island Convention & Exhibition Center
Phnom Penh, Cambodia

Fast Facts

- Minimum 7% GDP growth expected for the next few years.
- Political and social stability good for business investment.
- Overall supply in Phnom Penh expected to rise by 534% by end of 2018, driven by large-scale projects under Overseas Cambodia Investment Corporation's development.
- Condominium market in Phnom Penh continued to expand, claimed by CBRE in December 2014. Consequently investors enjoy capital gains of up to 30% from early off-plan purchase.
- Building materials, architecture, interior & decor ranked among top demand of construction driven by rapid urbanization.

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LIGHT BLOCKS OUTSHINE TRADITION



Cambodia's building boom has pushed suppliers to seek innovative applications to lower costs while increasing efficiency and quality on construction projects. Capitalising on this opportunity, PK Light Block has introduced a lighter building block to replace traditional bricks.

Established in 2015, Autoclave Aerate Concrete (AAC) has a full production capacity at its plant west of Phnom Penh and has a vision to introduce its lightweight block to construction projects across the country.

Mr. Khou Youheang, PK Light Block's General Manager presented the company's first seminar entitled 'PK (AAC) efficient solutions to become green buildings' on 28 March. The seminar introduced the AAC block to potential customers, highlighted the company's profile, and presented the AAC block's features, production process, raw materials, and the operational sales in the domestic and international markets.

Although the AAC blocks are produced locally, the production process is compliant to German standards, according to Mr. Youheang. Advantages of using the AAC block include being eco-friendly, improving time and cost efficiency during construction, reduc-

ing labour, being lightweight, and suitable for high rise construction.

"P.K. Light Block Co., Ltd has been established due to increasing demand for lightweight blocks for construction sector projects such as condominiums, commercial buildings, townhouses, schools, hospitals, etc., most of which utilise lightweight blocks," he said.

With the intention to jointly contribute to the healthy growth of the nation's building industry, PK Light Block became a member of the Cambodia Constructors Association (CCA) last year, bringing membership numbers up to 113 construction-related firms. Rep-

resenting the club at the lightweight block seminar, Mr. Varheng Dawuth, CCA board member said companies in Cambodia are now using innovative and hi-tech tools, materials and equipments that have only been available in developed nations to save construction costs and enhance quality.

"The lightweight blocks produced by PK Light Block comply with international technical standards that can ensure building quality and at the same time save a lot of construction time and costs as it largely reduces the building's structural system," Mr. Dawuth said.



P.K LIGHT BLOCK
Green Material Build Strong

P.K LIGHT BLOCK

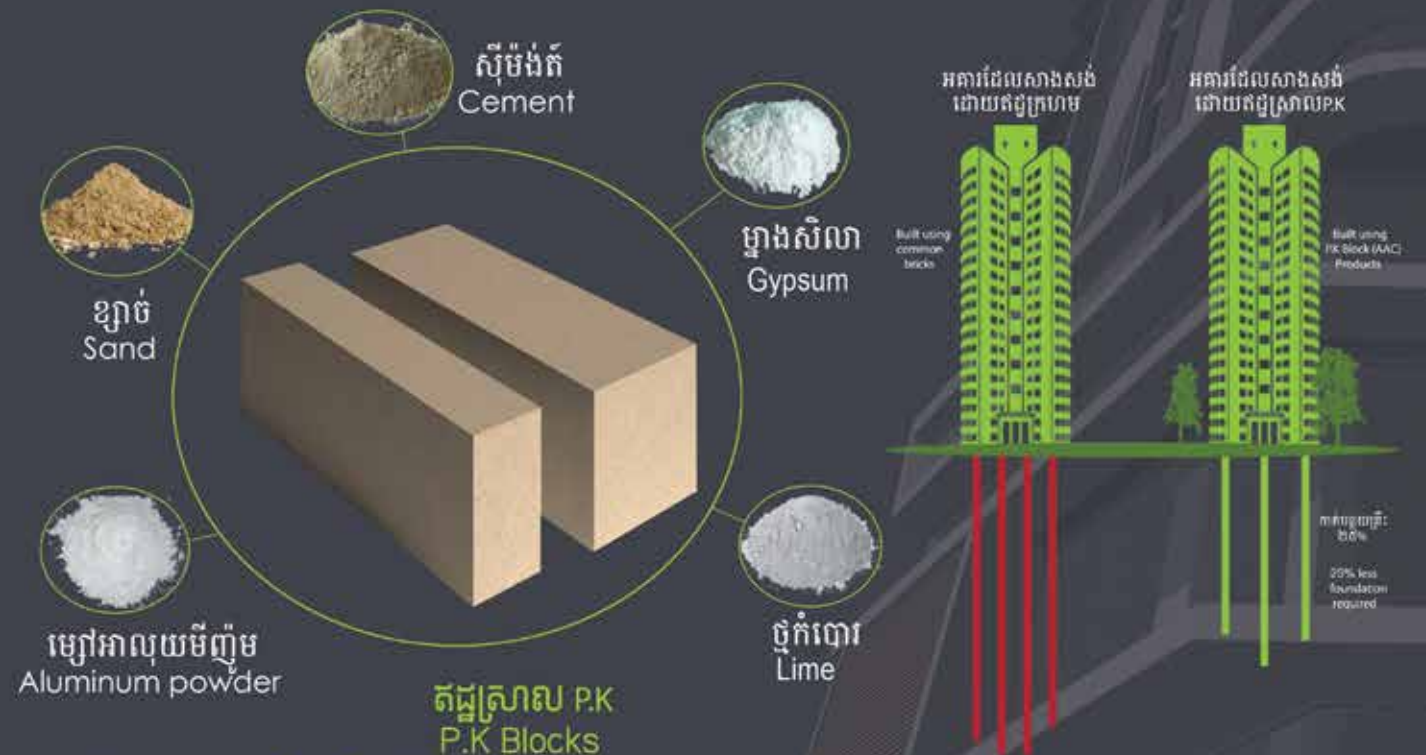
Green Material Build Strong

តើឥដ្ឋស្រាល P.K គឺជាអ្វី?

What is P.K Block (AAC)?

ឥដ្ឋស្រាល P.K គឺជាឥដ្ឋបេតុងដែលមានទម្ងន់ស្រាល ហើយត្រូវបានប្រើប្រាស់សំរាប់គំរោងសំណង់ទូទាំងពិភពលោក។ ឥដ្ឋស្រាល P.K មានមូលដ្ឋានគ្រឹះនៃវត្ថុធាតុដើម សំខាន់ៗប្រភេទដូចជា៖

P.K Block (AAC) has been widely used across the world for the construction projects. P.K Block (AAC) is a concrete building material that is light weighted. P.K Block (AAC) is basically made from 5 main types of raw materials such as



តើគេប្រើសំរាប់អ្វីខ្លះ?

What is it used for ?

ផលប្រយោជន៍នៃឥដ្ឋស្រាល P.K គឺសមស្របនឹងការប្រើប្រាស់គ្រប់ប្រភេទនៃទម្ងន់សាងសង់ទាំងអស់ដូចជាសាលារៀន សណ្ឋាគារ មន្ទីរពេទ្យ គំរោងឧស្សាហកម្ម និងគំរោងពាណិជ្ជកម្មផ្សេងៗ ដូចជា៖ ការដំឡើងជញ្ជាំងខាងក្នុង និង ជញ្ជាំងខាងក្រៅ, ជញ្ជាំងការពារអគ្គិភ័យ ។ល។

P.K Block (AAC) is suitable and useful in all types of construction projects from schools, hotels, hospitals, industrial projects to other commercial projects. From internal walls to external walls, fire break walls, etc.

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CITY HALL UNVEILS IMPROVED FACILITIES



To enhance efficiency and centralise operations, Phnom Penh Municipality officially opened its new administrative building and underground parking facility in early April.

Construction on the City Hall-funded, 12-storey, 51-metre high building began in June 2015 and was completed in January 2016. With a total floor area of 11,310 square metres, this architectural masterpiece combined Khmer and modern influences and was designed by Cambodian architects.

The 1st floor houses the One Window Service Centre and the 1st floor to 8th floor offices are occupied by the municipality's general works. The 9th floor is home to the CCTV camera surveillance centre, the 10th floor accommodates the city's 2035 urban master plan model while the 11th floor is designed for the conference centre.

This new building will help accommodate the estimated 340 city hall officials, City Hall spokesman Long Dimanche told the Phnom Penh Post last year. When all the district and commune officials are included, this number swells to 800.

Due to the ongoing issue of limited parking spaces, City Hall has also opened a 3-level underground parking lot. Completed in February 2016 it has a total floor area of 7,780 metres and is able to accommodate 239 cars. Besides the new building and parking facilities, city hall also undertook a large scale renovation of existing buildings and premises.

According to Phnom Penh governor H.E. Pa Socheatevong, Phnom Penh was first initiated as a city in 1375 at Wat Phnom Hill. The city was then modernised during the reign of King Ponhea Yat from 1431 to 1434 with improved irrigation and infrastructure systems.

24 years after Cambodia came under French protection in 1887, the capital was moved from Udong to a small area in today's Daun Penh district when formal administrative and commercial zones were built surrounding Wat Phnom Hill. Various infrastructure projects including, roads, a railway, a port, schools, hospitals, public and sports buildings were constructed on a grand scale during this period.

Between 1953 and 1970, Phnom Penh underwent another period of modernisation guided by an urban master plan designed by the Sangkum Nistr Reyum government of that era. A nightmare of destruction descended on the capital from 1970 to 1975 before becoming a ghost city during the genocidal era between 1975 and 1979.

"Today, Phnom Penh stretches over 678 square kilometres divided into 12 districts and 96 communes and 909 villages. The capital's constant population is 1.6 million people with another 0.8 million migrant workers and is growing at an annual rate of 3.15 percent with a population density of 2,287/km," said the governor.

At the ceremony to inaugurate this new building, Prime Minister Hun Sen reminded all officials to strengthen their

productivity in line with the nice new buildings.

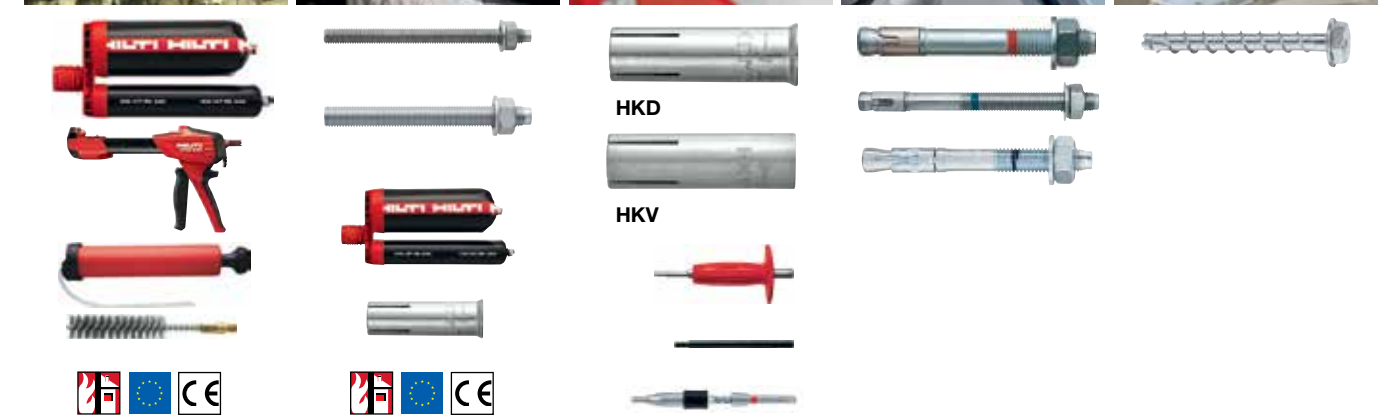
"...the new office building here corresponds to the progress made so far in Phnom Penh. But the biggest problem then was not to have a fancy office, but to ensure work efficiency," he said.

"I am still calling, despite very good working offices, for work efficiency. It seemed that in the 1980s, when we were in the most difficult situation with work places in bad shape, work efficiency was higher..." he stressed.

In a letter City Hall sent to the Ministry of Interior for approval last year, the municipality has established 11 additional communes from 5 districts to enhance its efficiency.



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CCES ASPHALT BATCHING PLANT: ON THE ROAD FOR FURTHER GROWTH



CCES Engineering Services Co., Ltd which started out strongly in telecommunication equipment installation services in 2010, has now become a major part of Cambodia infrastructure development in the roads sector.

Since Cambodia is pumping more funding into road infrastructure, there has been a continued drive on improving major roads all over the country. While a lot has been completed, it is still undeniable that a lot of work also still needs to be done. The easy availability of asphalt batching plants has been one of the significant factors driving the growth momentum in the roads sector.

Mr. Chum Huot, managing director and owner of CCES, has taken steps to further expand its business with a newly built 7,926 square metre asphalt batching plant located in Khan Porsenchey, Phnom Penh in 2015.

Mr. Chum said CCES's policy is to provide clients with the highest quality,

most modern, innovative and proven technologies on the market, to guarantee the best results in terms of quality and length of services. CCES plans to expand throughout the region, delivering a one-stop shop for road infrastructure in the near future.

"CCES is now capable of producing 40 tons per hour of asphalt mix. This will enable us to support the demands of our current customers. We are also providing full turn-key services starting from site survey and design up to complete asphalt road construction with our own pavers and other equipment," he said.

CCES asphalt mixed products are tested and certified with approval from the Ministry of Public Works and Transports and other institutions.

Asphalt, as a very important material for infrastructure development in Cambodia must pay great attention to improving its performance, construction, efficiency, and environmental stewardship.



CHUM HUOT
Managing Director
and OWNER of CCES

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#14, St.568, Boeung Kok II,
Khan Toul Kok, Phnom Penh,
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ASPHALT BATCHING PLANT



ASPHALT ROAD



CONCRETE ROAD



DRAINAGE SYSTEM



STREET LIGHTING



QUALITY IMPROVEMENT NEEDED AMID CONSTRUCTION BOOM

Over the last decade, the construction industry in Phnom Penh has been growing quite notably. More and more high-rise buildings, sub-cities, and boreys have been continuously and progressively built and old buildings have been replaced by the new.

At the same time as this rapid growth, Phnom Penh citizens are increasingly recognising that many complaints about standards are coming out after buildings have opened for the service. For instance, concrete roof tops and toilets start to leak, flooring begins to de-bond, and cracks appear on the plastering on walls which requires a lot of money to repair and possibly demands nonstop, ongoing repairs. Generally, these matters come from two sources:

- Lack of product understanding
- Poor workmanship

By recognising these issues, Dynamic Scientific brought in Master Builders Solutions, a brand of BASF construction chemicals originating from Germany to resolve such problems.

Minimise concrete issues?

What we need to consider most is the quality of concrete, which plays an essential role as a Reinforced Concrete (RC) structure supports the building load. If the concrete is poor, it automatically affects the next stage of work, and the whole structure can potentially collapse after a few years. BASF's high technology admixtures are produced to deal with this problem since we deeply study the concrete composition such as aggregate, cement, water and admixtures, in term of quality and cost saving. Smart Dynamic Concrete, an advanced technology of self-compacting concrete, assures the facility of flow-able concrete without vibrators. So, using Smart Dynamic concrete is a smart solution for



Combat water leaks



Minimise concrete issues

your project in terms of concrete performance.

Hate water leaking?

Obviously, no one can assure a 100% stop to water leakages since they are linked to several factors. However, to prevent it, we still have the following solutions:

- *Understand well about the product/product knowledge: Know about product usage and performance clearly before choosing*

- *Technical know-how:*

- Surface preparation: Repair all lousy concrete/substrate, remove all laitance and dust, technically seal around

the piping system and other corners.

- Keep the surface clean

- *Use skilled workers that have been trained for the product and make sure they understand and follow the procedure seriously at the workplace*

- *Do inspections for quality control*

- *Site coordination: Sometimes even though the waterproofing has been done, the tile-laying team damages the waterproofing and lays the tiles on it without repair it, which then causes leaks ■*

Dynamic Scientific is here to help you resolve any of these kinds of problems you may experience.



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PM CANCELS AIRPORT EXPRESSWAY



Hope among the public and transport officials for a fast commute between downtown and Phnom Penh International Airport on a new elevated expressway has vanished after Prime Minister Hun Sen cancelled the proposed expressway development in April.

Speaking at the inauguration of the new City Hall administration building on 4 April, the prime minister explained that the decision to cancel the plan was due to construction difficulties and also in response to ongoing protests from affected families. Families along the proposed route which aimed to reduce congestion on the route to the airport have been calling for a public forum since the announcement on 5 January that a Chinese firm would build the expressway.

"...There have been threats to organise demonstrations or public forums. Now that I have cancelled the plan, I think there is nothing about that to talk in a public forum," he said.

According to urban housing NGO Sahmakum Teang Tnaut, a preliminary report suggested that 1,000 to 2000 families would be affected from this proposed toll way development.

The Ministry of Public Works and Transport reported that three firms bid to develop the highway. Chinese firm Henan Provincial Communications Planning Survey and Design Institute (HPC) won out against local bidders Muhibbah Engineering and Overseas Cambodian Investment Company (OCIC) thanks to its more generous compensation scheme for affected residents.

Henan proposed a \$360 million, 10-km expressway standing 9 metres above existing railway lines and linking the city with Phnom Penh International Airport. Though no details emerged on the compensation plan, \$197 million was allocated for construction which would have begun in 2016. The company would retain a license to operate a toll on the road for the next 30 years.

The Overseas Cambodian Investment Corporation (OCIC) bid detailed a 13.5km-long, 5-metre high expressway project worth \$215 million, with \$5 million in compensation to affected residents.

Muhibbah Engineering (Cambodia) Ltd proposed a \$200-million, 14km, 24 metre wide, 4 lane expressway connecting Phnom Penh's downtown to National Road 4 and the capital's airport.

The expressway is the third public infrastructure investment project the prime minister has cancelled this year, following the suspension on the toll road contracts on Veng Sreng Blvd and National Road 4, announcing them as gifts to the people in celebration of the New Year.

He also announced that the unused railway tracks running north from Phnom Penh's train station to Kilometer 6 of Russey Keo district would be removed to make way for a new road that would ease the city's traffic congestion.

"We may build on the rail segment a big new road to relieve traffic into Phnom Penh. It is a nine kilometre long road and once it is built, the road would

be able to reduce heavy traffic from the northern part of the city to Phnom Penh at Wat Phnom and the Royal Palace, but through Boeng Kak," he added.

Ear Chariya, founding director of the Institute for Road Safety told the Phnom Penh Post that building expressways alone cannot solve the city's long-term traffic problems. He urged the government to improve investment in public transportation which would in turn reduce congestion, pollution and road fatalities.

Phnom Penh governor Pa Socheatvong has in the past called for more toll roads and expressways, saying that traffic jams cost Phnom Penh some \$70 million in wasted petrol and lost time every year.

Besides this controversial expressway, two more long expressways have been proposed. A 220km highway linking Phnom Penh to Ho Chi Minh City costing around \$2.2 billion was announced by the Japanese International Cooperation Agency (JICA) in 2012 with completion slated for 2030.

China's Henan Provincial Communications Planning, Survey, and Design Institute Co., Ltd. has also proposed a 190km expressway connecting Phnom Penh and Sihanoukville costing some \$1.6 billion. Pending final approval, construction on the new road will start in 2016 and open in 2020.

According to Cambodia's Expressway Master Plan, the country needs 850km of expressways by 2020 which would cost an estimated \$9 billion. Investment capital of a further \$26 billion is required to construct 2,230km by 2040.

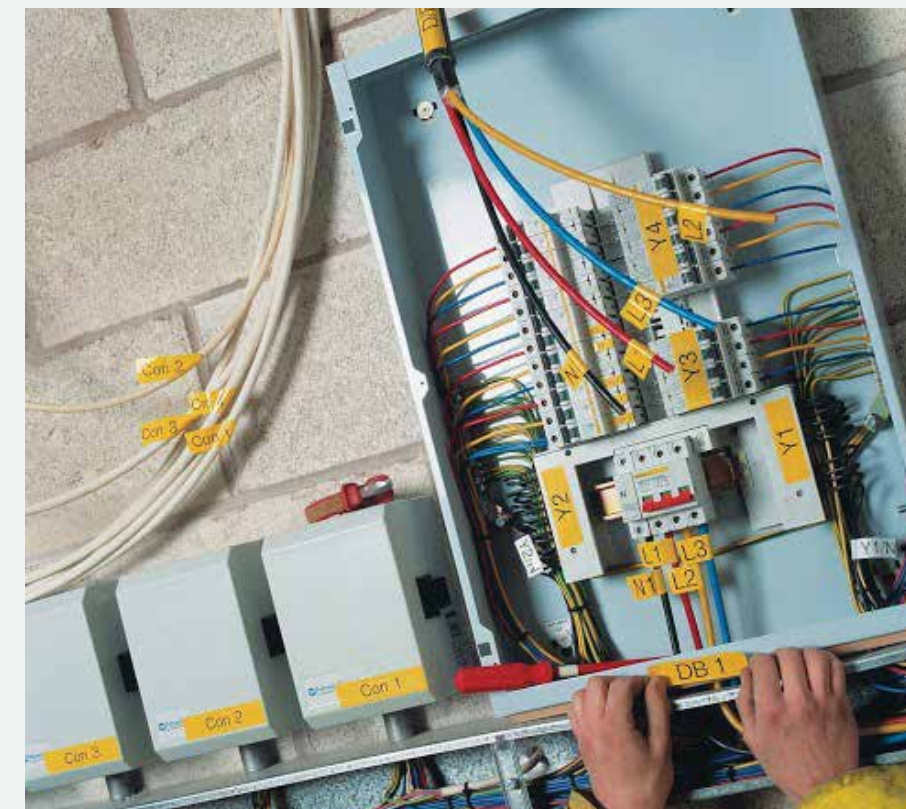
BROTHER P-TOUCH: TOUGH LABELS FOR TOUGH JOBS

Labelling on cables, wires, walls and many other applications can be troublesome and confusing if they are hand-made. But with the P-touch labelling machine, labelling for any tough job is now easy.

Designed and produced by Brother Industries, Ltd., the leading Japanese electronics manufacturer, P-touch is designed to handle labelling tasks for any kind of work including in the construction industry.

With its wide range of models P-touch can be applied to almost all electrical functions such as faceplates (essential to creating labels for electrical outlets, wall, plates and outlet covers); cable wrap (essential to creating labels that wrap around cable or wires), cable flags (essential to creating labels to identify very thin cables or wires), patch panels (essential to creating labels to identify various type of panels such as networks, patches, distribution boards, and terminal blocks), and serialised printings (essential to creating labels with serial numbering).

P-touch labels have strong adhesion and are water resistant, fade resistant, temperature resistant, abrasion resistant and chemical resistant. They can withstand harsh environments due to extra layer of lamination and the high resolution give a professional appearance. Users can also create/design labels to their own requirements using free



P-touch Editor software along with many options of label colour and sizes.

Brother TZe Laminated Labels are designed to withstand water, grease, fading and abrasion. They can be used in both hot and cold environments as well as indoors and outdoors as they are protected by clear laminated film. The labels are engineered to qualify to industrial standards, ideal for manufacturing & construction, datacom & electrical, medical and general business applications.

Brother also produces special tapes suitable for construction sector. Its flexible identification tape is laminated and specially designed for labelling around sharp bends and cylindrical surfaces; perfect for labelling around hydraulic and electrical connectors, as well as small curved surfaces such as tubing, cables with wire flagging applications. It is good for wrapping/flagging wires and cable, cylindrical surfaces, conduits, sharp bends, PVC pipes and rods.

Its Strong Adhesive tape has twice the adhesive strength of our standard laminated tapes. Made with a 'softer' adhesive that instantly fills recessed surfaces for more surface area contact, it is excellent for labelling textured, rough or uneven surfaces like those in typical plant, field and manufacturing operations.

It is also good for painted metal surfaces, powder-coated surfaces, patch panels, utility cabinets and plants.

In Cambodia, Brother P-touch label printers and laminated labels are distributed with authorisation by Business Machines & Supplies Center (BMSC).



DOUBLING UP: UPGRADES INCREASE AIRPORT CAPACITY



The double-digit growth in air passenger traffic in Cambodia has led to an upgrading of the nation's current international airports.

To absorb ever-increasing passenger numbers, new and enhanced facilities at Phnom Penh International Airport (PPIA) and Siem Reap International Airport (REP) were inaugurated in mid-March after plans were first initiated in 2011.

With an expansion plan already in place since construction in 2004, upgrading Siem Reap airport has been relatively straightforward with some new facilities already open between check-in and boarding. With the airport's new international arrivals terminal opening in June 2014, work on the apron extension started in 2015 and opened for use this year and is now able to accommodate three additional aircraft. However, no aircraft-terminal walkways have yet been installed in Siem Reap to conserve its unique architecture.

At Phnom Penh International Airport, construction was more complicated because the terminal building is quite old, even though extending it was part of the initial design. Following the approval of the new design, construction started in June 2014 and was completed in February 2016.

The new developments at Phnom Penh involve an extension wing which increases the terminal size, new registering systems, an additional 32 immigration booths as well as renovating existing

facilities including car parks. Other new equipment includes the latest luggage transferring system, scanning machines for luggage, wi-fi coverage, new restaurants, shops, duty-free space and a business lounge.

Brand-new waste water treatment plants have also been installed at both airports. With these new facilities, the two airports have a combined capacity of 10 million passengers annually, up from 4 million.

Cambodia Airports, the concessionaire which develops and operates the Kingdom's airports, invested around \$100 million on the terminal extension projects. Cambodia Airports is a joint venture between France's VINCI Airports (70%) and Malaysia's Muhibbah Group (30%) and has held the 45 year concession for Phnom Penh since 1995; Siem Reap since 2001, and Sihanoukville since 2006.

Both expansion projects were jointly built by Vinci Construction Grands Projets (VCGP) and Muhibbah. Hamiltons International was the architectural consultant for Phnom Penh and Archetype won the bid for Siem Reap. The projects also used Building Information Modelling (BIM) technology to improve safety performance and construction schedule compliance.

The architecture of the Phnom Penh airport is a fairly classical example of modern capital city design, but Siem Reap airport, near the UNESCO World Heritage site of the Angkor temples,

takes direct inspiration from Cambodian tradition.

Mr. Xavier Huillard, VINCI chairman said the expanded terminals at Phnom Penh and Siem Reap were the result of good cooperation between the public and private sectors and would benefit the government and the country economically.

"The number of travellers through both airports has drastically increased since 2009, especially between 2010 and 2013, with a surge of more than 15 percent. Both airports have welcomed more than 3 million foreign tourists," he said, adding that, "With the expanded terminals we will welcome 5 million travellers annually."

If there is proper management, Mr. Huillard predicts Phnom Penh airport could handle between 8-10 million passengers and Siem Reap 6 million, while Sihanoukville airport could receive more than 12 million per year.

The number of air passengers crossing Cambodia's airport increased 10-fold from 1995 to 2015 from 600,000 to 6.5 million passengers. Phnom Penh alone handled 4.7 million.

39 airlines, including charter flights, arrive at the three international airports daily, the State Secretariat for Civil Aviation (SSCA) spokesman Sin Chanserey Vutha, told the Khmer Times in March. "Passengers travelling to Cambodia have increased by about 6 to 7 percent per

year and this new terminal extension will help reduce congestion," he said. Speaking at the terminal inauguration in Phnom Penh on 16 March 2016, Prime Minister Hun Sen expressed pride that PPIA can handle heavy flights such as U.S. President Barack Obama's Air Force One when Cambodia chaired ASEAN in 2012 and the recent big flight that brought in the U.S. Secretary of State John Kerry. "Were there safety concerns, no leader of any country would use a big airplane and land at PPIA," the prime minister said.

Despite conceding that he had made a mistake by not setting aside more land around the Phnom Penh airport for more runway extensions, the prime minister announced no plans to expand it further, due to the impact on surrounding communities.

"At that time, this area had less people living there, but we have let people live there until now. But now, if we dare to expand it, there will be demonstrations," he said. "Therefore, let's keep the status quo."

New aviation developments

The upgrades to the nation's aviation infrastructure have been guided by a long-term master plan which maps a transport infrastructure vision for the next 30-40 years. These plans include increasing the capacity of the Sihanoukville coastal airport. Expansion and renovation works began at Sihanoukville airport in 2015 to ensure it can accom-

modate medium-sized regional commercial planes, provide enough passenger facilities, and also be connected to the EdC national electricity grid.

By 2020, PNH and REP are expected to receive around 7.3 million passengers, roughly 3.5 million for each airport, with 200,000 passengers predicted through Sihanoukville.

To help ease the burden on the three international airports, the government and Cambodia Airports, with help from the International Air Transport Association (IATA), have been studying the feasibility of reopening some domestic airports.

The study aims to create a long-term vision of Cambodia's airport infrastructure that will link to other transport infrastructure developments in the country and also connect Cambodia to the rest of the world.

IATA recommended Ratanakiri, Kong Kong and Preah Vihear provinces as prospective areas for either reopening or developing airports' due to tourism potential.

Cambodia doesn't need to build another new international airport near the capital according to IATA, asserting that the size of the current Phnom Penh airport will be able to handle traffic until almost 2035 or 2040.

ASEAN aviation integration

In parallel with other integration policies, the ASEAN Single Aviation Market

(ASEAN-SAM) has aimed to develop a unified and single aviation market in Southeast Asia by 2015, allowing air carriers registered in any ASEAN country to freely fly without limitation within the region of 600 million residents.

ASAM is a complex process comprising seven 'air freedoms' for airlines travelling across the region. The most important aspect of liberalising aviation markets is the guarantee of the third, fourth, fifth, and seventh freedoms of the air.

Fifth freedom rights, which were discussed and agreed on by most member states in the 2015 round of negotiations, is the right to fly beyond the second country to a third country with the right to sell tickets in the second country. Seventh freedom rights, i.e. the right to fly between two foreign countries while not offering flights to an airline's home country is still in the process of negotiation with implementation likely still distant.

ASAM represents an opportunity for Cambodia, rather than a threat, Sin Chansereyvutha, spokesman for Cambodia's State Secretariat for Civil Aviation (SSCA) told the Cambodian Business Review Magazine after attending the ASAM conference.

"The integration of Cambodia's aviation industry into the region is profitable because we can expand our market and increase competition that will benefit customers and the nation's long-term economic growth," he said.

PLANNING FOR THE FUTURE



Hun Chansan, design director for Re-Edge Design + Architect and architecture lecturer at Limkokwing University shares his thoughts on the future of construction and architecture in Cambodia.

The Phnom Penh Urban Planning Master Plan was unveiled last year to guide the city's development until 2035. What are the positive and negative aspects you see in the plan and what would you like to see change in the capital? Is it too late to implement real change?

It's hard to comment on the master plan without reading the full detail of it but a plan is better than no planning at all. A master plan for a city is not just a graphic guideline or a rule for development; it is a thorough study of socio and economic growth of the city, a city for all, the growing middle class, the growing family, the growing traffic and the growing pressure of city life etc. I want to see Phnom Penh as a smart city, efficient, and a place that balances life, work and family. I don't think it is too late to change the city, as we are still at the beginning stage of construction, though I hope to see more better designed buildings and architecture.

The city is now rapidly expanding in all directions. In your opinion, which are the best directions for industrial parks, residential developments, commercial zones and tourism development?

In my opinion, the way the city expands relies on Cambodia's neighbouring countries and the trading economy. Phnom Penh and Cambodia as a whole is in the centre of the ASEAN trading economy, which makes it the centre of business meeting points. Because of this, it makes sense for industrial zones to develop in all directions but I prefer them to be towards the south and west because there is more room to grow in the future.

For residential development, it depends on the individual master plan of development itself. Each residential development must consider its residents' lifestyle, commute and overall traffic situation. Each residential development should be diverse, efficient and equipped with all the necessities of life so it can reduce the need to drive back and forth into the city centre.

Commercial activities should happen inside the city centre as well as at the surrounding points that connect the city

to its suburbs. An inner-city commercial zone should cater to the needs of people living and working there and planning it with lifestyle businesses mixing banks, markets, offices, schools, museums, libraries, restaurants, cinemas and shopping malls together. Commercial activities on the outskirts will cater for its local population and people who use it as a transit point with businesses such as small branches of banks, lower grade office towers, markets, shopping malls, transit stations, parking stations, and wholesalers, etc.

I have always thought that Phnom Penh needs to develop more attractions for a variety of tourists. We already have a good amount of historical sites, buildings and history but we need more up-to-date variety such as a Contemporary Art Museum, Mekong Wildlife Muse-

um, Phnom Penh Institute of Performing Arts, Modern Memorial Parks, Riverside Boardwalk, Post Office Square Walking Mall, etc... in my opinion they can look into inner city areas such as Chroy Changva and along the riverside area. The major intersection of St.271 and St.371 would be a good spot for an international-scale museum because of its presence to the street, the future growth inside Boeung Tumpun area and also the future construction of the Slerk Rith Institute by Zaha Hadid.

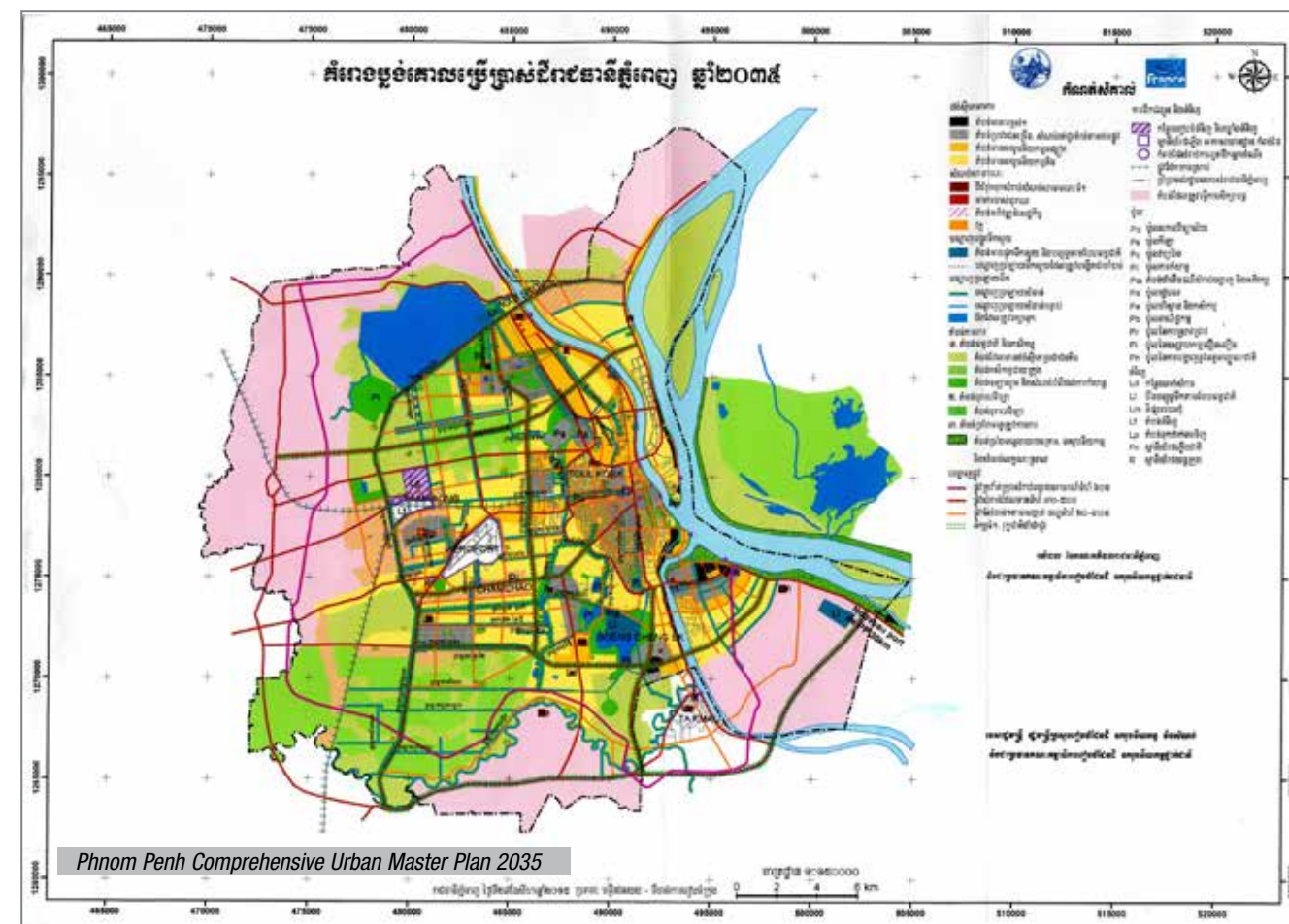
Is the shift to designing low-cost and lower-end properties for middle to lower class buyers a good move for the Cambodian property market? Is the quality of construction and quality of life adequate in these designs?

It is a good move to

build affordable housing because the majority of the population is middle to low income citizens. I cannot say much about the quality of the construction or living quality because it is too early to comment. However, pricing should not affect these two criteria because local authorities should regulate these issues to make sure it is safe, livable and is relatively built to relative standards.

Is property development design in Cambodia becoming greener? What is more important to recommend to a client: low cost or sustainable design?

It's hard to identify something as low cost but not sustainable or not as good quality. I think future developments should be smart developments. What make them smarts is meeting the require-



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ments of urban architecture, the art of living and global trends. Within an urban setting, a building plays a role with its surroundings, its market value, and its effect on the traffic or its presence on the street. A building must also meet the requirements of building regulations and the well-being of its residents. Future buildings should also be a part of the global trend whether or not sustainability is one of them. So if I could give any advice to potential clients, it would be that buildings designed by architects are intended for people to live inside them and that are set the standard for newer developments.

Does Cambodia have enough architects, engineers, and designers serving the construction industry now? Are graduates capable enough to serve construction-related consultancies especially foreign companies? Are local engineers capable of building complex buildings?

I am not sure how much is enough but I know we do have our limitation and myself is one of them. This is a career that must come from your heart and with a passion. It is also a career that requires you to be creative and technical at the same time, sometimes creativity is what you are born with but technicality is about the experience that you have through time. Lots of people think architects know everything, architects are responsible for everything they draw on the paper but they don't realize that it is a collaboration work between many other consultants who are there to cross-checking one another to come up with the ideal solution. Regarding are local engineers capable enough to build complex buildings? Why not? Engineering is similar to architecture, it is career that needs years of references, examples and experience. If the future of Cambodia's development will move towards complex buildings we shall see the improvement in this area as well.

As you are also an architecture lecturer, how different are local universities' architecture curriculums compared to neighbouring nations?

Yes, very different. If not the cur-



riculums it's the availability of lecturers or it's the financial issue. There are many obstacles for operating a school likewise providing architectural education in Cambodia. In America where I studied, architecture is regarded as one of the most expensive and longest major to study in the university. Architecture requires a professional degree because it is career that protects the general interests and as a part of the well-being of the society at large, in other words, architects require professional education the same way as lawyers or doctors are. To improve the architecture education here, we need to have clear vision, mission and goal from the private as well as the public institution, the country must see architects as builders of its nation, the institution must be well equipped to teach, the curriculum must have regulated body, the diploma must be valuable, and the public must need architects.

For students wishing to pursue careers in the construction industry, what particular majors or subjects would you recommend them to consider? Why?

It does depend, construction industry is a broad topic but I believe these are the most needed majors and subjects: feasibility study, architectural technology, construction management, construction technology, quantity surveyor and quality control. The reason is because

these topics are not being explored or employed by project owners but will be needed in the near future when standards are being pushed.

What is your outlook on Cambodia's architecture sector? Will Cambodia lose its architectural identity? Is it good to have a purely foreign architectural style in the city?

Architecture is a process of transformation just like us human being, we are a complex nature that continue to evolve, our requirements changes, our lifestyle develops and our mind continue to seek for something new. People decide the type of space and building they like but they are all different. Whether or not the architects are local or foreigners they should have a fair amount of understanding of the local and global context in order to make it happens at anywhere in the world not just Cambodia. In term of architectural identity, I am not sure what makes us all Khmer, Thai, Egyptian, Singaporean, or even American? Does Khmer have to have Khmer roof? Do Khmer people have to wear Khmer clothes? For me, to maintain Cambodian's architectural identity is more about understanding the local climate, the local materials, the local labor, the local culture, the people and everything else is a plus.

JV EXPANDS BASE FOR PRECAST CONCRETE



Cambodian-owned Phnom Penh Precast Plants inked a joint venture deal in early March with leading Thai construction company Vcon Group to diversify its products and gaining a stronger foothold in the market.

Phnom Penh Precast Plants expects this joint venture to improve investor confidence and widen its customer base. In addition to the high quality poles, piles, and pipes the firm has been producing, they will soon be producing high quality hollow-core precast concrete slabs, thanks to the upgraded capacity through the JV.

"Our mission is to be the #1 Precast Plants Infrastructure Product Specialists in Cambodia. We would like expand our product range and continue to offer high quality precast products to the Cambodian market," said the CEO of Phnom Penh Precast Plants at the signing ceremony on 3 March, adding that, "VCON is a leading company in providing Precast Hollow Cored Slab and Wall in South East Asia. To expand our product lines VCON is the perfect partner for that."

Based on the firm's market research, its new product ranges, especially the

Precast Hollow Core Slabs and Walls, will save both time and costs compared to casting on site. "We believe these products will revolutionise the construction industry in Cambodia mainly on a large scale for buildings such as shopping malls, schools, large auditoriums, parking structures, warehouses and so on," he explained.

To date, excluding the land acquisition, Phnom Penh Precast Plants has initially spent \$2 million on top of the \$15 million that it has already invested and plans to invest more once market awareness grows.

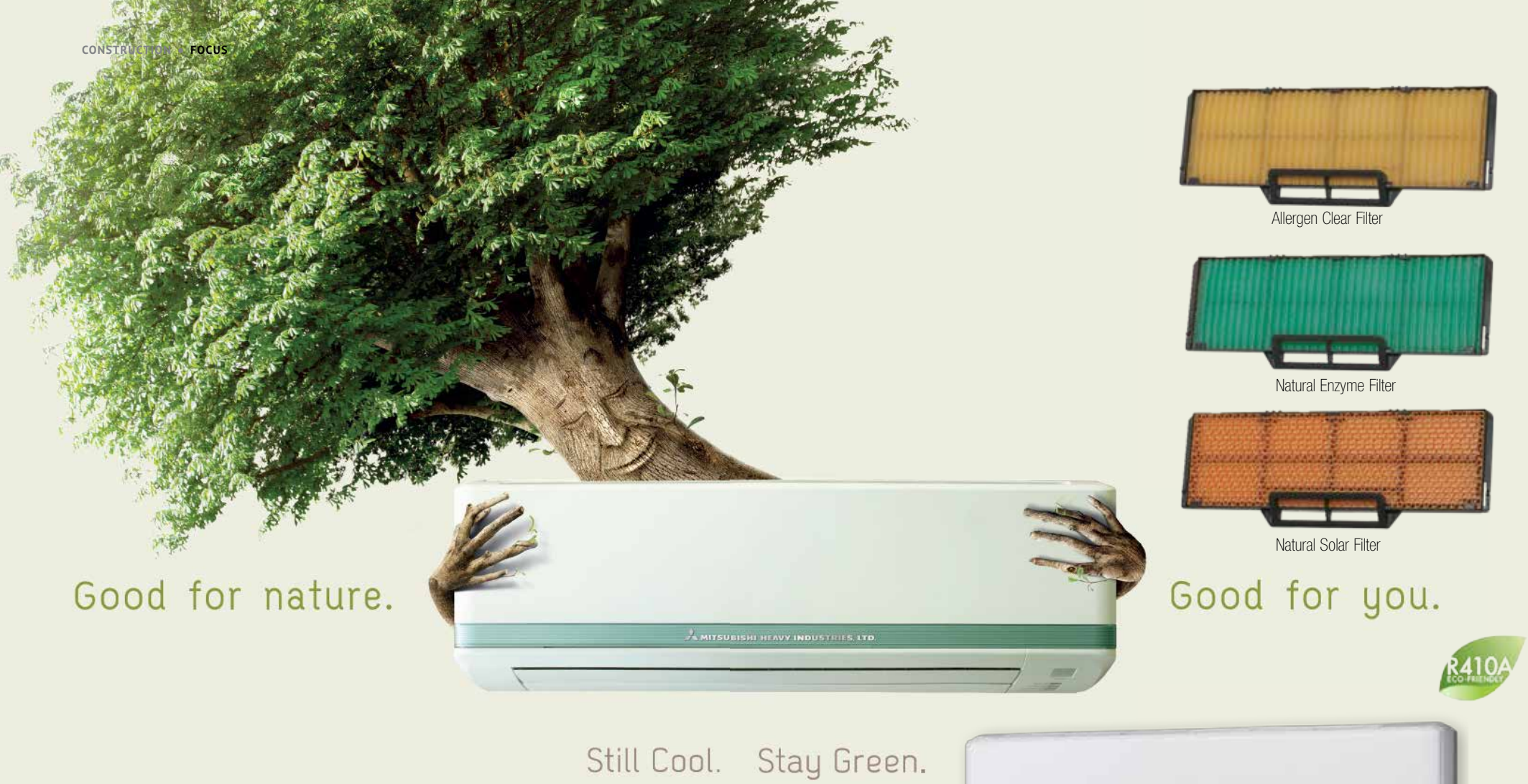
According to the CEO, the joint venture became operations immediately upon the signing ceremony. As the Thai partner is preparing all the machinery, both sides will start constructing the new factory in April 2016 and expect to be in full production by September 2016.

Phnom Penh Precast Plants was created in 2013 on a 3 hectare plot along the Tonle Sap River in Phnom Penh's Russey Keo District about 9km north of Phnom Penh. The company has brought machinery and technology from Germany using 300 local technicians and labourers. Cur-

rently, it is the leading producer of high quality 9-14m pre-stressed spun concrete transmission poles, 600x1500mm square concrete pipes and 2500mm in length, and 3-4cm pre-stressed spun concrete piles.

Although it is only 2-years old, the firm has supplied products to many large-scale customers. Today, it supplies pre-stressed spun concrete transmission poles to Cambodia's national electricity company, Electricite du Cambodge (EdC). It also supplies concrete pipes to big construction companies such as Hong Kong Land and Techno Sky Bridge and the 4km concrete pipes for Shukaku Inc's projects at the Boeung Kok area.

With 35 years of experience from Thai and U.S engineers, Vcon Group is now one of Thailand's largest construction companies. Through extensive research, Vcon's Hollow-Core Precast Concrete is currently the latest technology being used in the United States and is currently one of the region's largest Hollow-Core producers. Building strong, long-term relations with their clients is the key to their success as a company.



MITSUBISHI'S LATEST AC FILTERS LEAD INDUSTRY

Since the Montreal Protocol on substances that deplete the ozone layer entered into force in 1989, Mitsubishi hasn't only agreed to lower its production and consumption of ozone depleting substances but also developed green refrigerants that lead in green air-con products.

With the introduction of R410A refrigerant in all Mitsubishi air-conditioning units, users are now enjoying the benefits from the combination of three filters in one; i.e. Allergen Clear Filter, Natural Enzyme Filter, and Natural Solar Filter.

The Allergen Clear Filter is the original

and only technology to control the temperature and humidity for inactivating allergens. The filter breaks down the pollen, lice, and allergens that live on cat skins, etc. and deactivates them. The secret of deactivation is the Enzyme-Urea compound. It deactivates not only allergens but also all kinds of bacteria, molds and viruses. Even if allergens and bacteria, etc. fly off of the filter, they are deactivated, so the air in your room is kept fresh.

The Natural Enzyme Filter is the latest technology in the air-con history that ensures the air in the room is always pure. Enzymes used in these filters are

naturally occurring lytic enzymes that attack cell walls of micro-organisms trapped on a filter and destroy them. In doing so, it has a powerful sterilising impact which will effectively decrease the number of molds and bacteria. Natural Enzyme Filter will clean and sanitise air passing through it to keep air in the room clean and safe.

The Natural Solar Filter keeps the air fresh by deodorising the molecules causing odor. The deodorising ability of this filter can be easily restored simply by cleaning and exposing to the sunlight.

This leading technology is now avail-



Allergen Clear Filter



Natural Enzyme Filter




Natural Solar Filter

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VANN SOPHY DRY PORT

BASIC BACKGROUND	 <p>Keeping in tune with the needs of the market, utilizing the latest technology and trends, all while ensuring the client receives the individual attention they deserve, is the vision and daily mission of Vann Sophy Dry Port: The transport cargo Specialists.</p>																														
DEVELOPMENT PLANS	<table border="0"> <tr> <td style="vertical-align: top;"> <p>Special Economic Zone (SEZ) Vann Sophy Dry Port's New Container Terminal (VSDP09) Bonded Warehouse Agricultural Processing Zone Industrial Zone</p> </td> <td style="vertical-align: top;"> <p>PHASE: VSDP-09 Modern Dry Port Size: 88m x 320m Capacity: 40,60 TEUs/year Location: 04 kilometers from the Malay Border to Existing Container Terminal (VSDP09). Handling Equipments: 01 Traveling Cargo Cranes</p> </td> <td style="vertical-align: top;">  </td> </tr> <tr> <td style="vertical-align: top;"> <p>PHASE: VSDP-11 Modern Warehouse Size: 27m x 35m To upgrade 12,560 TEUs/year</p> </td> <td style="vertical-align: top;"> <p>PHASE: VSDP-02 Modern Dry Port Size: 25m x 34m To accommodate 7,830 TEUs/year Expected: by 2002</p> </td> <td style="vertical-align: top;">  </td> </tr> <tr> <td style="vertical-align: top;"> <p>PHASE: VSW-04 Modern Dry Port Capacity: 37,70 TEUs/year Location: 01 kilometers from the Da Border to Existing Terminal, KomFong Cham. Handling Equipments: 01 Traveling Cargo Cranes, Agricultural Processing Zone</p> </td> <td style="vertical-align: top;"> <p>PHASE: VSH/VSW-17 Modern Apartment & Office Lease Size: 50m x 180m Capacity: 15,047 TEUs/year Handling Equipments: 30 Traveling Cargo Cranes Location: 200 Meters from the Bavel Border to Existing Vann Sophy Hotel (VSH) Bonded Apartment . Office Lease . Confluence Room . Corporate Business Together</p> </td> <td style="vertical-align: top;">  </td> </tr> </table>	<p>Special Economic Zone (SEZ) Vann Sophy Dry Port's New Container Terminal (VSDP09) Bonded Warehouse Agricultural Processing Zone Industrial Zone</p>	<p>PHASE: VSDP-09 Modern Dry Port Size: 88m x 320m Capacity: 40,60 TEUs/year Location: 04 kilometers from the Malay Border to Existing Container Terminal (VSDP09). Handling Equipments: 01 Traveling Cargo Cranes</p>		<p>PHASE: VSDP-11 Modern Warehouse Size: 27m x 35m To upgrade 12,560 TEUs/year</p>	<p>PHASE: VSDP-02 Modern Dry Port Size: 25m x 34m To accommodate 7,830 TEUs/year Expected: by 2002</p>		<p>PHASE: VSW-04 Modern Dry Port Capacity: 37,70 TEUs/year Location: 01 kilometers from the Da Border to Existing Terminal, KomFong Cham. Handling Equipments: 01 Traveling Cargo Cranes, Agricultural Processing Zone</p>	<p>PHASE: VSH/VSW-17 Modern Apartment & Office Lease Size: 50m x 180m Capacity: 15,047 TEUs/year Handling Equipments: 30 Traveling Cargo Cranes Location: 200 Meters from the Bavel Border to Existing Vann Sophy Hotel (VSH) Bonded Apartment . Office Lease . Confluence Room . Corporate Business Together</p>																						
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<p>PHASE: VSDP-11 Modern Warehouse Size: 27m x 35m To upgrade 12,560 TEUs/year</p>	<p>PHASE: VSDP-02 Modern Dry Port Size: 25m x 34m To accommodate 7,830 TEUs/year Expected: by 2002</p>																														
<p>PHASE: VSW-04 Modern Dry Port Capacity: 37,70 TEUs/year Location: 01 kilometers from the Da Border to Existing Terminal, KomFong Cham. Handling Equipments: 01 Traveling Cargo Cranes, Agricultural Processing Zone</p>	<p>PHASE: VSH/VSW-17 Modern Apartment & Office Lease Size: 50m x 180m Capacity: 15,047 TEUs/year Handling Equipments: 30 Traveling Cargo Cranes Location: 200 Meters from the Bavel Border to Existing Vann Sophy Hotel (VSH) Bonded Apartment . Office Lease . Confluence Room . Corporate Business Together</p>																														
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CCA HOSTS QUARTERLY

MEMBERS REUNION PARTY



With the common aim to strengthen business relationships among its members, the Cambodia Constructors Association (CCA) hosted its quarterly business networking party which was attended by over 200 local and international executives from its 113 member companies and invited guests.

The friendly dinner party hosted in March 2016 at Tonle Bassac II restaurant provided a backdrop for representatives from member companies to strengthen relationships and explore potential business matching.

Addressing the gathering, CCA Chairman Neak Oknha Pung Kheav said the association seeks any possible means to bring benefits to member companies

including a commitment to hosting these quarterly networking functions

“We have committed our best efforts to providing benefits to all our members by helping promote their businesses via any possible means such as organising business networking events and exhibitions to showcase their products/services,” he said adding that, “The association hopes to see stronger support from each member so as to gain more enrolments from other construction-related companies to strengthen the club,” he said.

The CCA is a privately-run constructors group in Cambodia established in 2011. Now five years old, the association has seen membership grow from 36 in 2012 to 58 in 2013, 80 in 2014 and 116

in 2015. Members comprise local and international constructors, developers, construction material suppliers, realtors, banks and insurers.

The CCA is also a member of the ASEAN Constructors Federation (ACF), the China-ASEAN Building Materials Committee, and the International Federation of Asian & Western Pacific Contractors Association (IFAWPCA). Commenting on the development of satellite cities in Cambodia, Neak Oknha Pung Kheav, who is also the director of conglomerate OCIC that is developing Diamond Island and Chroy Changvar satellite cities, said, “They are the international trend in other countries where there are more than 3 million people in major cities. These cities need to devel-

op satellite cities with complete infrastructure and services to handle excess citizens so as to reduce traffic jams and other issues affecting the main cities.” He also mentioned that Phnom Penh’s City Hall has greatly encouraged investors for satellite city developments

This real estate guru predicts Phnom Penh will see more high-rises like other developed countries but only if there is strong buying and leasing powers. “If they build, and there are not enough customers to buy or lease the building, their investment will fail.”

He noted that more developers are focusing on the quality of building projects amid the tough market competition, unlike before.

According to the CCA president, 300,000 employees are working at various projects in Cambodia, especially in Phnom Penh. Diamond Island alone employs over 3,000 workers. He complained that

developers don’t want to hire foreign workers as they are more expensive than locals, but the lack of local skilled labour presents the main challenge.

“Developers don’t want to hire foreign workers because it is expensive, but they don’t have a choice as local labourers don’t have the skills they need,” he said, adding that, “I believe each construction company has a plan to train their own staff to reduce costs and Canada and Koh Pich are doing this.”



EUROCHAM, CCA TO HOST 1ST CONSTRUCTION FORUM



Previous Eurocham Real Estate and Construction Forum hosted in 2015



The European Chamber of Commerce in Cambodia (Eurocham) and the Cambodia Constructors Association (CCA) will be hosting their first Construction Forum on the theme of 'Occupational Health and Safety and Worksite Safety' on 6 May at the Sofitel Phnom Penh Phokeethra.

Attendees will hear from industry leaders about the latest standards and procedures to manage health and safety risks in the construction industry. The topic will be examined through presentations, panel discussions and a final open debate. The half-day forum is sponsored by Bosch and Infinity Insurance.

According to the provisional agenda,

VIP speakers will include H.E. Mr. Chea Sophara, Senior Minister, Ministry of Land Management, Urban Planning and Construction, Neak Oknha Pung Kheav Se, Chairman, Cambodia Constructors Association and Mr. André de Jong, Chairman, Real Estate and Construction Committee, EuroCham.

The plenary session will feature: TÜV Rheinland and Bradley and Associates, for OHS trainers/inspection; Mong Reththy Group, for local construction; Archetype for international architects; and Lotus Green Team for local M&E.

H.E. Dr. Sok Siphana, Advisor to the Royal Government of Cambodia will then moderate a panel discussion among the

plenary presenters before officially closing the forum.

The forum is open to all industry professionals including contractors, suppliers, manufacturers, clients and site workers. It has been designed to be a useful self-help forum where everyone can contribute, share best practices, and enlist the advice of other forum members in finding solutions for their problems.

Sponsorship opportunities are still available. Entry is priced \$25 for non-members and \$25 for members. To register to attend, visit:

<http://eurocham-cambodia.org/event/155/Construction-Forum->

ACF TO HOST 41ST COUNCIL MEETING

The Secretariat of the Cambodia Constructors Association (CCA), which is a member of ASEAN Constructors Federation (ACF), would like to inform all member companies that the ACF will host its 41st Council Meeting on Friday 3 June, 2016 in Bangkok, Thailand.

Jointly organised by the ACF and the Thai Contractors Association (TCA) under His Majesty the King's Patronage, the council meeting plans to focus on creating mutual and basic understanding of the construction markets, laws and regulations and the nature of the construction industry for members in each ACF member country.

A special seminar will also be organised in the afternoon under the theme, "Comparative Analysis of How Each Country Regulates Constructors Business" presented by Dr. Ponn Virulrak, who received a grant from the Royal Thai Government to conduct a study on the Construction Business Regulations of all ASEAN countries.

Mr. Charles Vann, CCA Acting Chairman will attend this bi-annual event. Esteemed CCA member companies interested in attending this event should please complete the application forms available at the CCA office and return to the CCA Secretariat by 28 May, 2016. CCA members should be aware that costs of their attending the meeting are met by themselves.

The ASEAN Constructors Federa-



Previous 40th ACF council meeting in Tokyo, Japan



Previous 39th ACF council meeting in Kuala Lumpur, Malaysia

tion was established on 30 May 1985. The ACF has been now continuously holding two council member meetings a year for 31 years wherein council members discuss business matters arising in ASEAN construction industry.

The seven constructors associations representing the private construction-related companies in ASEAN

are: Cambodia Constructors Association (CCA), Indonesian Constructors Association (ICA), Master Builders Association of Malaysia (MBAM), Philippine Constructors Association (PCA), Singapore Contractors Association Limited (SCAL), Thai Contractors Association (TCA), and Vietnam Association of Construction Contractors (VACC).

Hosted and Organized by:



Cambodia Constructors Association

Supported by:



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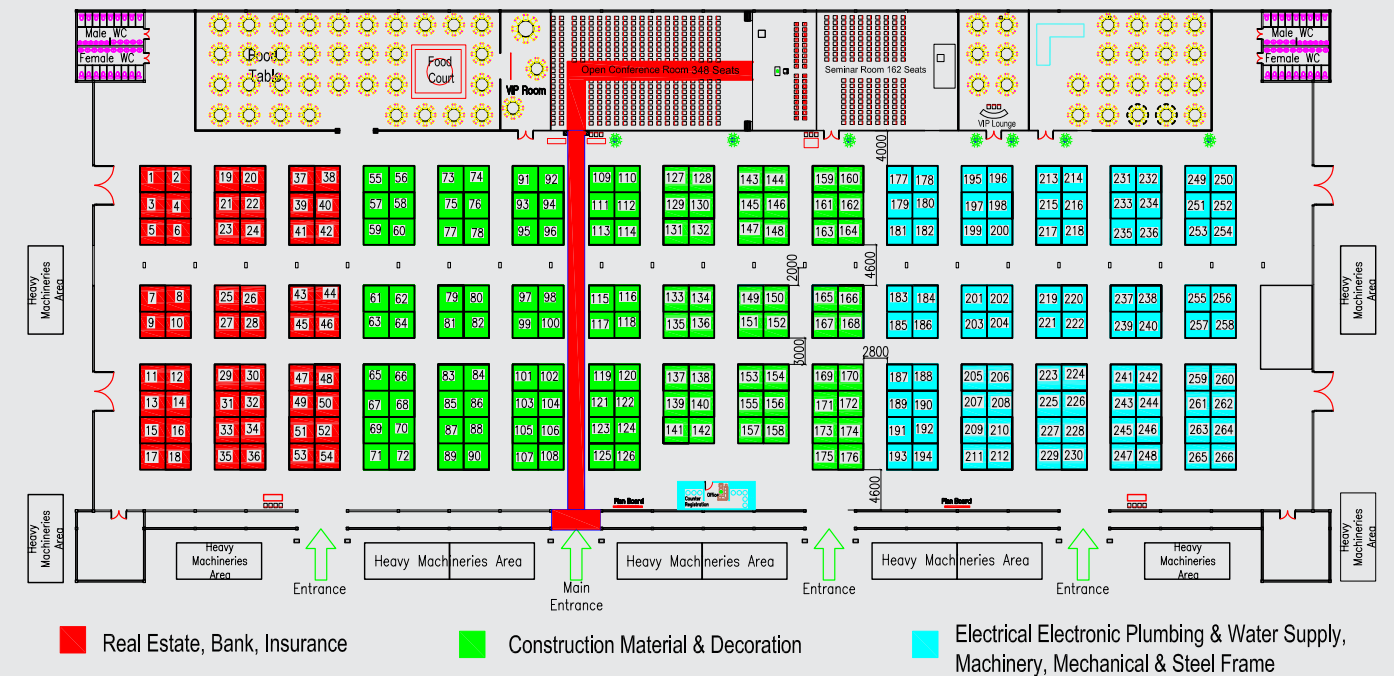
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Booth Plan for 5th CCA Summit & Cambodia Construction Industry EXPO
 on 1 - 3 December 2016 at Diamond Island Convention & Exhibition Center



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- Needle punch carpet
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- Fluorescent lights (40watts) - 2
- Information counter
- Folding chairs - 2
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The Venue:

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

Booth Booking Contact for Expo 2015 and CCA Address:

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Property

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FOCUS



CENTER CITY TA KHMAO BREAKS GROUND

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BEST BETS FOR FIRST TIME BUYERS

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RISKS OF BUYING SUB-PLOTS

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LAND FOR SALE IN PREK KAMPIES, DANG KOR, PHNOM PENH
Land Size: 76,260m² (US\$120/m²)
Location: Along Cheung Ek Road, 5.5km from Khmer Brewery and 4.5km from Cheung Ek killing field
* Good location for Factory and Borey
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LAND FOR SALE IN PREK
① Land Size: 40m x 200m (US\$75/m²) ② Land Size: 40m x 200m (US\$70/m²)
Location: Prek Eng (About 5km from Chbar Ampov Bridge)
* Good location for Villa (Existing road 8m wide)
Tel: 077 566 888

HUGE INVESTMENT DROP WORRIES MALAYSIA



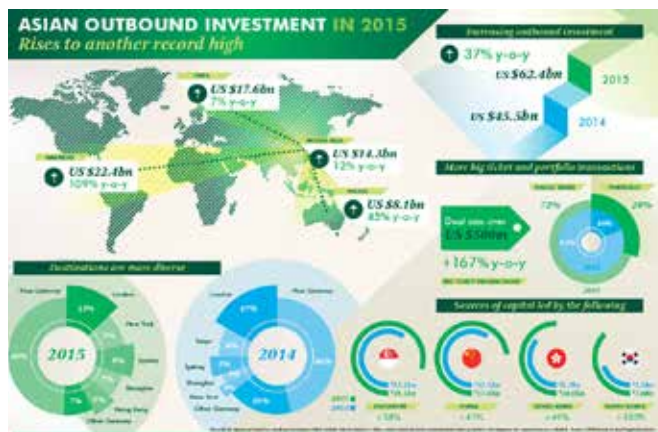
Malaysian authorities have expressed concern at the impact that a 70 percent drop in real estate investments between 2014 and 2015 may have on other areas of the economy.

Approved investments in Malaysia's real estate sector fell from \$21.67 billion in 2014 to just \$6.58 billion in 2015 according to the Malaysian Investment Development Authority (MIDA) International Trade and Industries

Minister Datuk Seri Ong Ka Chuan told propertyguru.com that, "It is a concern because the drop is substantial..... this is something that warrants further analysis."

The potential impact is significant in a poorly performing economy where commodity prices are falling, the cost of living is rising and the property sector is connected to 200 other industries.

ASIAN OUTBOUND INVESTMENT SETS RECORDS



A new CBRE report shows that Asian outbound investment into global real estate assets set new records in 2015.

Asian outbound real estate investment in 2015 stood at a record \$62.4 billion, a year on year increase of 37 percent. Markets with higher returns continue to lure Asian investors.

"While we see dominance of

the four major capital sources, namely Singapore, China, Hong Kong and South Korea, there is more activity coming from other parts of Asia, such as Taiwan and Thailand," said Ada Choi, Senior Director of CBRE Research Asia

While London remained the top destination, the Americas now attract the largest share, reaching \$22.4 billion, a rise of 109%.

GOV. AIDS 22% THAI REVENUE RISE



Thanks to government measures to boost the property market, Thailand's leading property developers saw their revenue rise by almost 22 percent year-on-year in Q4 2015. The government incentives made cuts in transfer and mortgage fees and gave a special interest rate for mortgages from the Government Housing Bank.

According to Property Report, the net profit of the country's top 10 property developers rose by 7.27 percent from the same period last year which brought in a combined net profit of \$1.08 billion during 2015.

According to estimates by the Real Estate Information Centre (REIC) those top 10 developers accounted for 72 percent of the residential market in Thailand last year.

HONG KONG PROPERTY SALES PLUMMET



A report on Hong Kong's property market shows that home sales in the region's powerhouse economy have plummeted 39 percent quarter-over-quarter to a record low in Q1 2016.

JLL's Hong Kong Property Index for Q1, 2016 shows that sales have dropped to an all-time low of 6,221 units.

Joseph Tsang, Managing Director and Head of Capital

Markets at JLL in Hong Kong told World Property Journal that, "The residential market has clearly softened and prices are now under downward pressure."

The government should prepare to revise the cooling measures in the property market, accordingly. Any dramatic drop in residential property prices would strike a major blow to Hong Kong's already fragile economy."

MEGAWORLD WINS BIG AT PHILIPPINES AWARDS



Megaword Corporation dominated the fourth annual Philippines Property Awards in April with the property developer taking four major awards, including Best Developer

(Philippines) and 13 Highly Commended certificates.

"As the Asia Property Awards programme continues to grow in its 11th year, we are proud to accomplish our goal to showcase the finest

developers and projects from the established and emerging locations in the Philippines," said Terry Blackburn, founder of the Asia Property Awards and managing director of awards organiser PropertyGu-

ru International.

Winners, including those from the Cambodia round, go forward to the finals of the Asia Property Awards in Singapore later in the year.

NEW MINISTER TO TACKLE LAND REGISTRATION

Chea Sophara, the newly appointed Minister of Land Management, Urban Planning and Construction, has said he will focus on speeding up land registrations and resolving land disputes.

Sophara, the former Minister for Rural Development and also a former Governor of Phnom Penh, replaced Former Minister In Chhum Lim in early April as part of

a wide-ranging cabinet reshuffle.

The new minister said he would be "encouraging and strengthening the public social services to work for the public in a timely manner... and pushing to process land registrations," according to the Phnom Penh Post. Minister of Interior Sar Kheng also urged public officials to pay more attention to resolving land disputes.



D'SEAVIEW LAUNCHES PHASE 2

Camhomes, a subsidiary of HLH Group, has launched Phase 2 of its D'Seaview mixed property development in Sihanoukville Cambodia, after the 300 units available under Phase 1 were fully subscribed.

Located on a 9818 square metre plot just 1km from Sokha Beach, D'Seaview will have an estimated total of 735 residential units, ranging from one-bedroom

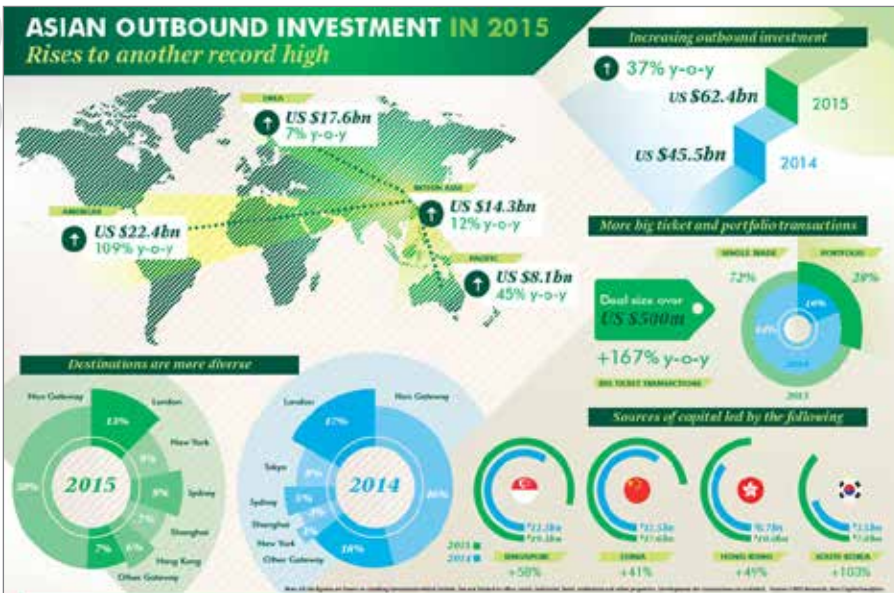
to three-bedroom options. Phase 1 buyers were a mix of local and international purchasers.

The project is currently in the piling stage with the whole development scheduled for completion within two years of its start.

Singaporean-based Camhomes has moved quickly to consolidate itself in the Cambodian market with a number of projects nationwide.



GAMBODIA LAGS IN RETAIL INVESTMENT PLANS



HDAC APPOINTS NEW PRESIDENT



The members of the Housing Development Association of Cambodia (HDAC) have voted to appoint Oknha Ly Hour as the new president of the group for a three year tenure.

Hour is the owner of Borey Vimean Phnom Penh, and CEO of Ly Hour Group. The HDAC membership comprises 30 housing developers who work together to strengthen the sector by providing a platform for members and ministries to share information, knowledge and experience and to help resolve tax and legal problems in the property industry. Oknha Noun Rithy, CEO of the Khmer Foundation Appraisals, and Kim Heang, President of the CVEA have both put their support behind the association.

The new CBRE report, 'How Active are Retailers Globally?', shows Cambodia almost bottom of the list among ASEAN nations for foreign retailers' investment expansion plans.

The report shows 26 percent of surveyed retailers worldwide identified Southeast Asian countries as target markets for 2016. Cambodia was identified as a potential target market by only 2 percent of those retailers with

only Laos below it at 1 percent.

Singapore, Malaysia and Indonesia were the top three countries identified.

CBRE Cambodia put the figures in context noting caution among retailers together with positive medium to long term potential for the kingdom shown by the number of international standard mails opening and in the pipeline.



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ឆ្នាំ ២០១៨ ទីក្រុងតាខ្មៅនឹងក្លាយជាមជ្ឈមណ្ឌលពាណិជ្ជកម្មដ៏ប្រណិតមួយជាមួយនិងវត្តមានអគារពាណិជ្ជកម្ម ពាណិជ្ជកម្មនិងអគារស្នាក់នៅរួមទាំងផ្ទះដែលមានឈ្មោះថា Center City Ta Khmao មានទីតាំងស្ថិតនៅភាគខាងត្បូង នៃរាជធានីភ្នំពេញតាមបណ្តោយទន្លេបាសាក់នៃក្រុងតាខ្មៅ។

គម្រោង Center City Ta Khmao គ្រប់ដណ្តប់លើផ្ទៃដីទំហំ ១៥,៤៦៣ ម៉ែត្រការ៉េនិងមានសួនច្បារព័ទ្ធជុំវិញទំហំ ១៦,០០០ ម៉ែត្រការ៉េ ត្រូវបានសម្ពោធបើកការសាងសង់ដំណាក់កាលទីមួយជាផ្លូវការហើយ កាលពីថ្ងៃទី ២៤ ខែមីនា។

គម្រោងនេះ នឹងក្លាយជាអាគារដ៏ធំស្តីមស្តីទីមួយនៅក្រុងតាខ្មៅដែលមានរចនាប័ណ្ណស្ថាបត្យកម្មទំនើប ជាមួយនិងអគារភ្នាក់ងារ កម្ពស់ ២៧ជាន់ដែលក្នុងនោះរួមមានផ្ទះ និងអគារពាណិជ្ជកម្មចំនួន ៦៨ល្វែង និងខុនដូចំនួន ៤៨៤យូនីតនឹងមានកន្លែងកំសាន្តជាច្រើនដូចជា ក្លឹបហាត់ប្រាណ អាងហែលទឹក ផ្លូវតហាត់ប្រាណកន្លែងក្នុងលេង។ល។

ការសាងសង់ត្រូវបានចែកចេញជាបីដំណាក់កាលគឺ ការស្ថាបនាផ្ទះ និងអគារពាណិជ្ជកម្មក្នុងដំណាក់កាលទីមួយ ការស្ថាបនាផ្សារទំនើបដំណាក់កាលទីពីរ និងអគារខុនដូក្នុងដំណាក់កាលទីបី។

គម្រោង Center City Takhmao មានទំហំវិនិយោគសរុបប្រមាណជាង ១០០ លានដុល្លារអាមេរិក។ Center City Ta Khmao គឺជាការវិនិយោគរួមគ្នារវាងក្រុមហ៊ុន Tang Kung Group ដែលមានបទពិសោធន៍ទិញលក់អចលនទ្រព្យផ្តោតលើគុណភាពមុនគេបង្អស់នៅកម្ពុជា ជាមួយនិងដៃគូសហការវិនិយោគ មកពីប្រទេសម៉ាឡេស៊ីដែលជាម្ចាស់ក្រុមហ៊ុន The Riverside Group នៃទីក្រុងម៉ែលប៊ែន ប្រទេសអូស្ត្រាលី។ គម្រោងនេះត្រូវបានរចនាឡើងដោយក្រុមហ៊ុន A7 Corp ដែលជាក្រុមហ៊ុនស្ថាបត្យកម្មដ៏ល្បីល្បាះនៃប្រទេសថៃ។

ថ្លែងនៅក្នុងពិធីសម្ពោធការដ្ឋានសាងសង់ដំណាក់កាលទីមួយនេះ លោកឧកញ៉ា តាំងគួង អគ្គនាយកក្រុមហ៊ុន Tang Kung Group បានថ្លែងថា មុននឹងសម្រេចចិត្តជ្រើសរើសវិនិ-



ទិញផ្ទះក្លាយជា ស្រីដ៏ ដោយសារ The River

រង្វាន់ធំ

ដើម្បីអបអរសាទរពិធីបុណ្យចូលឆ្នាំថ្មីប្រពៃណីខ្មែរខាងមុខនេះ The River នឹងផ្តល់ជូន ប័ណ្ណផ្សេងសំណាងដល់អតិថិជន 20នាក់ដំបូង ឬ **20ប័ណ្ណ** ប័ណ្ណោះចាប់ពីពេលនេះតទៅដល់អតិថិជនដែលទិញផ្ទះពាណិជ្ជកម្ម និងអគារពាណិជ្ជកម្ម ។ អតិថិជននឹងមានឱកាសខ្ពស់ក្នុងការឈ្នះរង្វាន់ធំសូមប្រញាប់ឡើងចំនួនមានកំណត់ ឱកាសលាភសំណាងមកដល់ហើយ ...!



រថយន្ត LEXUS 570 ស៊េរី 2016



រង្វាន់ល្អបំផុត គ្រាប់ពេជ្រ 4 លី



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យោគទៅក្រុងតាខ្មៅក្រុមហ៊ុនបានសិក្សាលើសក្តានុពល និងលក្ខណៈពិសេសជាច្រើនដូចជាស្ថិតនៅតាមបណ្តោយដងទន្លេបាសាក់ជាមួយនឹងខ្យល់អាកាសបរិសុទ្ធ បរិស្ថានល្អ សន្តិសុខល្អ មានស្ថានភាពដ៏ខ្ពស់ និងមានចម្ងាយត្រឹមតែ ៦គ.ម ពីស្ថានព្រះមុនីវង្ស។

លោកបានមានប្រសាសន៍ថា ៖ «បន្ទាប់ពីសាងសង់រួច គម្រោងនេះនឹងក្លាយជាលំនៅស្ថានដ៏ទំនើប ស៊ីវិល័យ មានជាសុភាព មានសុវត្ថិភាព ស្របតាមស្តង់ដារអន្តរជាតិ និងជាកន្លែងប្រមូលផ្តុំពាណិជ្ជកម្ម សេវាកម្ម និងការកំសាន្តយ៉ាងសម្បូរបែបស្របតាមតម្រូវការនាយកសម័យថ្មី»។

លោកបានបន្ថែមថា គម្រោងនេះនឹងត្រូវសាងសង់ឡើង ដោយផ្តោតលើគុណភាពនៃសំណង់ ជាមួយនឹងរចនាប័ណ្ណនៃការតុបតែងប្រកបដោយភាពទាក់ទាញស្របតាមស្តង់ដារជាតិ និងអន្តរជាតិ សាកសមជាមជ្ឈមណ្ឌលពាណិជ្ជកម្មដ៏រស់រវើកមួយនៅកម្ពុជា។ ក្រុមហ៊ុននឹងដាក់សម្ពោធមជ្ឈមណ្ឌលដាក់តាំងបង្ហាញផ្ទះគំរូក្នុងពេលឆាប់ៗនេះផងដែរ។

ថ្លែងក្នុងការចូលរួមជាអធិបតីភាព នៃការសម្ពោធគម្រោងនេះផងដែរ ឯកឧត្តម ឧត្តមសេនីយ៍ ហ៊ុន មាណែត អគ្គបេបញ្ជាការរង

កងទ័ពជើងគោក នៃកងយោធពលខេមរភូមិន្ទបានថ្លែងថា គម្រោង Center City Ta Khmao គឺជាគម្រោងផ្ទះពាណិជ្ជកម្ម អគារពាណិជ្ជកម្ម និងអគារខុនដូរដ៏ប្រណិតមួយ សម្រាប់ទីក្រុងតាខ្មៅ ដែលនឹងឆ្លើយតបទៅនឹងតម្រូវការរបស់ប្រជាជនទាំងបច្ចុប្បន្ន និងនាពេលអនាគត។

ឯកឧត្តម ហ៊ុន មាណែត បានបញ្ជាក់បន្ថែមទៀតថា «ខ្ញុំសូមគាំទ្រនិងលើកទឹកចិត្តជាដ៏ធំដល់កិច្ចខិតខំប្រឹងប្រែងរបស់ក្រុមហ៊ុនព្រមទាំងដៃគូវិនិយោគទាំងអស់ ដែលបានចូលមកវិនិយោគនៅកម្ពុជា ខណៈដែលរាជរដ្ឋាភិបាលបាននិងកំពុងបើកចំហទីផ្សារដ៏ធំរួមជាមួយនឹងសេរីភាពនយោបាយ និងការសម្រេចបាននូវកំណើនសេដ្ឋកិច្ចជាបន្តបន្ទាប់»។

ខេត្តកណ្តាល ជាខេត្តមួយដែលមានភូមិសាស្ត្រអំណោយផល លាតសន្ធឹងនៅភាគខាងត្បូងនៃរាជធានីភ្នំពេញ ស្ថិតនៅចន្លោះទន្លេបាសាក់ និងទន្លេសាប។ ខេត្តនេះមានផ្ទៃដីសរុប ៣,២១១ គ.ម^២ ចែកចេញជា ១០ខ្ញុំណូ/ស្រុក ១២៧ ឃុំ/សង្កាត់ និង១,០១០ ភូមិ និងមានប្រជាជនសរុប១,១៨៩,១០៥នាក់។ ផលិតផលសរុបក្នុងស្រុករបស់ប្រជាជនម្នាក់ៗនៅខេត្តកណ្តាលមាន១,០១៩ដុល្លារនិងមានអត្រាភាពក្រីក្រត្រឹម១៤,៧៨ភាគរយនៅឆ្នាំ២០១៥។

ដោយឡែកក្រុងតាខ្មៅ គឺជាស្រុកមួយក្នុងចំណោមស្រុកទាំង១០នៅខេត្តកណ្តាល ដែលមានព្រំប្រទល់ខាងកើតទល់នឹង ទន្លេបាសាក់ខាងជើងជាប់នឹងខណ្ឌមានជ័យ ខាងលិចទល់នឹងខណ្ឌដង្កោ និងខាងត្បូងជាប់នឹងស្រុកស្អាង និងស្រុកកណ្តាលស្ទឹង។ ក្រុងតាខ្មៅចែកចេញជា ៦សង្កាត់ និង ៣៨ភូមិ ដែលមានប្រជាជនសរុប ៧៥,៨២៥នាក់។ នេះបើតាម របាយការណ៍របស់ឯកឧត្តម ម៉ៅ ភារុណ្ណ អភិបាលខេត្តកណ្តាល។

«ក្រុងតាខ្មៅគឺជាតំបន់ពាណិជ្ជកម្មមួយស្ថិតនៅខាងត្បូងរាជធានីភ្នំពេញ ដែលមានការរីកចម្រើនយ៉ាងឆាប់រហ័សដោយមានអគារពាណិជ្ជកម្ម និងលំនៅដ្ឋានប្រណិតៗជាច្រើន»លោកបានថ្លែងដូច្នោះ។

បើតាមការព្យាករណ៍ពីកំពូលស្ថាបត្យករខ្មែរលោក វណ្ណ មុនីវណ្ណ រាជធានីភ្នំពេញគួរតែពង្រីកទៅទិសខាងត្បូង ទៅកាន់ក្រុងតាខ្មៅដោយសារតែតំបន់នេះជាដីទួលគេចផុតពីទឹកជំនន់ និងនៅតែមានលក្ខណៈបែបនេះនាពេលអនាគត។

លោក ហួន ហេង នាយកគម្រោង នៃក្រុមហ៊ុន The River បានមានប្រសាសន៍ថា បច្ចុប្បន្នគម្រោង Center City Ta Khmao កំពុង

បុកគ្រឹះ ជាពិសេសផ្ទះពាណិជ្ជកម្ម ដោយផ្ទះប្រភេទនេះត្រូវបានលក់អស់ប្រហែល៤០% រួចទៅហើយ។ លោកថ្លែងថា មានអតិថិជនជាច្រើនចាប់អារម្មណ៍ទិញខុនដូរ ប៉ុន្តែក្រុមហ៊ុនមិនទាន់ទទួលបានលុយកក់នោះទេ រហូតដល់ការចាប់ផ្តើមបុកគ្រឹះអគារខុនដូរជាមុនសិន។

លោក ហួន ហេង បានសង្កត់ធ្ងន់យ៉ាងដូច្នោះថា៖ «យើងចង់បង្ហាញទៅអតិថិជនថា ក្រុមហ៊ុនរបស់យើងមានទុនវិនិយោគគ្រប់គ្រាន់ដែលអាចសាងសង់បញ្ចប់គម្រោងនេះបានមិនដូចគម្រោងមួយចំនួនដែលពឹងផ្អែកលើប្រាក់កក់របស់អតិថិជនដើម្បីសាងសង់គម្រោងនោះទេ»។

គម្រោង Center City Ta Khmao មិនមែនជាគម្រោងទីមួយ ឬគម្រោងចុងក្រោយរបស់ក្រុមហ៊ុន The River នោះទេ។ ក្រុមហ៊ុនបានរៀបចំផែនការអភិវឌ្ឍន៍គម្រោងដ៏ធំមួយទៀតនៅខេត្តព្រះសីហនុដោយមានឈ្មោះថា Center City Sihanouk Ville ដែលនឹងត្រូវប្រកាសសាងសង់ក្នុងពេលឆាប់ៗខាងមុខ។

លោកបានបង្ហាញប្រាប់៖ «ខេត្តព្រះសីហនុគឺជាទីក្រុងទេសចរណ៍ទីពីរបន្ទាប់ពីខេត្តសៀមរាប ហើយបច្ចុប្បន្ននេះមានវិនិយោគិនជនជាតិជប៉ុននិងចិនជាច្រើនបានទិញដីនៅទីនោះ»។



FINE COMPLEX TO RISE AT TA KHMAO IN 2018



2018 will see Ta Khmao city transformed into a real estate development hub thanks to the presence of the first large-scale residential and commercial development project called Center City Ta Khmao which is located just south of Phnom Penh along Ta Khmao Town's Tonle Bassac riverfront.

Built on a 15,463 square metre plot with 10,668 square metres of beautiful landscaped surroundings, Center City Ta Khmao complex officially kicked off phase one construction on 24 March.

The project will be the first-ever large scale complex in Ta Khmao built with modern architecture featuring two 27-floor towers. There will be 68 shop houses, 484 condo units along with leisure amenities including a health and fitness centre, swimming pools, jogging paths and a children's playground.

Construction is divided into three consecutive phases; shop houses and commercial buildings; shopping center and condominium towers.

Worth about US\$100 million in investment, the property comes under a joint venture between local conglomerate Tang Kung Group with almost 20 years of experience in the real estate industry and Malaysian real estate giant that owns The Riverside Group based in Melbourne, Aus-

tralia. The project's architectural master plan is designed by Thai leading architect consultancy A7 Corp.

Addressed at the construction's ground breaking event, Oknha Tang Kung, Chairman/CEO of The River said the project location comes under a very thorough study as the group analysed the zone potential and various special aspects such as existence along Tonle Basac River with gentle breeze air, clean environment, safe security, high land and with only 6 km away from Phreah Monivong Bridge.

"After construction is finished, this project will become one of Cambodia's modern and civilized residential complexes that will offer inhabitants with comfort, safety complying with international standard as well as an abundance hub of commerce, services and entertainment to meet the need for modern era," Oknha Tang said.

He added that this project is constructed by ensuring construction quality along with attractive design to comply

with local and international standards making it one of Cambodia's most active commercial center. The River will open its showroom soon this year.

Presided over the ceremony, H.E. Lieu-tenant General Manet, a deputy commander of the Royal Cambodian Armed Forces said the Center City Ta Khmao is the fine residential and commercial center for Ta Khmao that will respond to the current and future need of the people.

"I would like to encourage and support all the efforts made by all companies invested in Cambodia while the government has been widening the real estate market along with the political stability and healthy economic growth," he said.

Stretching on a vast area south of Phnom Penh between Tonle Basac and Tonle Sap, Kandal province presents a very potential geography. This province has a total landmass of 3,211 square kilometre divided into 10 district/Srok, 127 Commune/Sangkat, and 1,010 Villages of

a total of 1,189,105 people.

GDP per capita income for every people in Kandal is US\$1,019 while the poverty rate remains only 14.78% in 2015. In separate, Ta Khmao town in one of the 10 districts in Kandal that connects to Tonle Basac in the east, to Meanchey district in the north, Dangkor district to the west and Srok Saang and Srok Ksach Kandal to the south. The town contains six Sangkats and 38 Villages dwelling by a total of 75,825 persons. H.E. Mao Phirun, Kandal governor said.

"Ta Khmao Town is a thriving commercial hub located south of Phnom Penh with rapid developments. Many fine trading buildings and residential projects are being developed surrounding the town," he said.

As predicted by Cambodia's most-celebrated architect and urban planner, H.E. Vann Molyvann, Phnom Penh city will continue to grow toward Ta Khmao as this area is highly flood resistant, and will remain so for the future.

Mr. Houn Heng, The River's Project Manager said so far works are active on the project's foundation especially on residential units that is 40% sold out. He told media that many customers interest to book the condo units, but the company won't take the deposit before construction on the condominium towers start.

"We want to express to clients that our company have enough capital to construct this project different from other projects that depends on customer's despots to complete the construction," he emphasized.

Center City Ta Khmao is not the first and the last project developed by The River. The company has already planned another development at Sihanoukville to be named Center City Sihanoukville to be built soon this year. "Sihanoukville is the second tourist hub beside Siem Reap and today many Japanese, Chinese investors buy the land there."

ESTABLISHED HOME VS. NEW DEVELOPMENT: WHAT IS THE BEST BET FOR A NEW HOME BUYER?



By: James Whitehead, Director of Content @realestate.com.kh

What are the pros and cons of purchasing an established home versus an off-the-plan home?

Although there are great things to be said about buying an off-the-plan home, for example a new borey home in the suburbs or a condo unit in a down town new development, that option generally works better for people with more means than your typical first time home buyer.

For most first time buyers, the following advantages of an established home will make more sense:

- Because it has already been built, you can move in far more quickly than with an off-the-plan home. It can take a year or more for a house to be built when buying a new development or borey off-the-plan.
- Established housing has had time for upgrades to be added, so it tends to have a lot more character. Off-the-plan homes tend to be more generic.
- Established homes are more of a known quantity in terms of financial details. Thus, they are far less risky and more of a sure bet in terms of resale value and appreciation.
- Since the most prime locations of any city tend to get developed first, established homes also tend to have a better location.

There are some potential upsides to buying off plan and you should be aware of them before you make any decision:

- It can give you more time to save for the deposit while the house is under construction.
- You lock in the price now, but pay later. If it appreciates in value, this can result in substantial equity gains in even the short term.
- New homes typically have lower maintenance costs than older homes. This can help offset the typically higher purchase price.

But I have really fallen in love with an off-the-plan new development. What now?

Know the Risks:

First, realise that there are more inherent risks in buying a new development home off-the-plan. For example, the finished home may not match what they showed you in the brochure. Or, worst case scenario, something may go very wrong and it may not even get built. Of course, that doesn't mean it is a bad idea, but it does mean you need to do your due diligence on the company behind the project.

If you are considering buying a new development off-the-plan, buyer beware. Accepting "free" perks, such as cars or holidays, are not actually free. It will be added on to the price one way or another.

Shop Around:

If the developer has completed other work, such as a pre-existing borey homes or a condo block, try to see it. Make sure you read through everything very carefully. If anything sounds too good to be true, make sure to ask questions and request reasonable supporting evidence for the claims. You will generally be better off if there is a sample unit already built. It allows you to get a better idea of what the place is likely to actually be like.

If you aren't extremely experienced with real estate, brochures can be very deceptive without at all intending to be.

It is all too easy to just imagine what you want to imagine, without fully understanding what the description means.

Make sure to compare the cost per square meter to that of other existing properties in the neighbourhood. It will help you figure out if the price is reasonable.

Get a Lawyer:

Realestate.com.kh is Cambodia's leading property portal with over 30,000 listings for rent and sale.

But, also, make sure you get a good property lawyer who knows the local laws in Cambodian and also the local market practice.

This is your single best protection. This will be the one person who is working directly for you and will have no conflict of interest.

Everyone else involved in the process will have self-interest influencing their statements. They may not even realize that they are saying things that are not as useful and accurate as you need them to be.

Inspect the Final Product:

After the new development home is built, but before settlement, have it inspected. Hire a building inspector to do this for you.

If anything is amiss, this is the time to catch it and try to get it remedied. Do not wait until after you have paid and moved in to make this final important check.

PHNOM PENH PRICE RISES HIGHEST IN ASIA PACIFIC

Phnom Penh residential property prices rose an astonishing 26.2 percent in 2015, the highest of any city in the Asia Pacific region according to the Knight Frank Prime Asia Development Land Index.

In H2 of 2015, the performance cooled a little with the cost of residential property rising by 10.6 percent. This placed Phnom Penh behind only Tokyo as the city with the greatest rise in land values in the whole region.

Knight Frank's Nicholas Holt, head of research for Asia Pacific, said, "the confluence of easing construction costs and rising residential prices and office rents propelled Phnom Penh's prime land prices upwards."

Knight Frank does not expect Phnom Penh to maintain this lofty position for the coming year.



Land Price Index (% change)

Prime Residential			Prime Office		
City	H2 2015	Year to Dec'15	City	H2 2015	Year to Dec'15
Tokyo	13.5%	14.8%	Phnom Penh	8.7%	19.2%
Phnom Penh	10.6%	26.2%	Mumbai	5.9%	0.4%
Beijing	7.9%	11.3%	Shanghai	4.4%	9.0%
Shanghai	4.3%	6.2%	Tokyo	3.5%	11.8%
Bangkok	4.0%	9.0%	NCR	3.4%	7.4%
Bengaluru	3.3%	1.8%	Bengaluru	2.8%	6.6%
Guangzhou	2.0%	2.5%	Bangkok	2.7%	2.7%
Jakarta	0.8%	0.8%	Guangzhou	0.4%	3.5%
NCR	0.5%	-3.7%	Jakarta	0.0%	5.2%
Singapore*	0.0%	-5.8%	Singapore*	0.0%	6.0%
Hong Kong	-1.8%	0.7%	Kuala Lumpur	-1.4%	0.5%
Kuala Lumpur	-2.4%	-4.1%	Beijing	-4.7%	-1.8%
Mumbai	-2.9%	-3.7%	Hong Kong	-6.1%	0.4%

*Percentage changes for Six Months and Year to Sep'15 respectively

Source: Knight Frank Research

SMALL SUB-PLOTS POSE INVESTMENT RISK



SurinPhumi project along National Road No. 2

With a rapid boom in land subdivision business nationwide, industry insiders have warned that confined plots without adequate property infrastructure will only be left undeveloped.

Today hundreds of land division projects are being developed by local land sellers, especially in Phnom Penh's rapidly developing and expanding outskirts in Dangkor, Por Senchey, Mean Chey and Chroy Changvar districts. Land plots sized 4.5m x 12m, 4.5m x 16m, and 5m x 16m are most commonly available for trading. Plots larger than this are rare.

However, buyers of these undeveloped properties often find themselves owning land that is too small to develop. More importantly, most of them don't even realise the reality that the size of their plot will be reduced as the law requires that nothing can be built on the two metres of land surrounding the home with another 30cm to be reserved for residential sewage systems.

Many land sellers have violated Ministry of Land Management Urban Planning and Construction regulations by building roads only 6 metres wide instead of 7-10 metres and with insufficient sewage systems.

Chrek Soknim, director of Century 21

Mekong told the Phnom Penh Post last year that owners are often left without enough money to upgrade the infrastructure and face legal problems in developing small parcels of land. "The land plot trade causes some problems for development because the land plot owners don't have access to a proper public sewage system."

Agreeing with Soknim, Nguon Chhayleang, CEO of Ratanaka Realty sees more opportunities than challenges in this business saying that the land does not grow like people. But he urges land developers to prioritise sustainability in their projects.

"Don't just subdivide, sell and then run away. We, developers, should always think of who is going to use our land," he told Construction and Property Magazine.

Chhayleang advises buyers to properly check the quality of the development. "They should always ask developers about their plan after selling all the land plots. A good manager can greatly enhance the value of the property."

Chhayleang is now the selling and managing agent for the 5-hectare SurinPhumi land subdivision project launched in October 2015 and located along the National Road 2, near the exit of Samdech Hun Sen Boulevard, the largest bou-

levard in the city. The project contains over 147 plots sized between 104 and 603 square metres.

He claims SurinPhumi stands out in the market for three reasons: quality, strong management and providing a eco-friendly environment. The land plots are of a high quality and are ready to build on with complete infrastructure such as concrete roads, gardens, water and electricity connections and a sewerage system. Besides filling up the land to the national road level to prevent future flooding, the developer has also built main access roads of up to 15.5 metres wide.

Chhayleang also said that Ratanaka takes responsibility for overseeing the project from selling to managing the whole development and is committed to making the project a long-term and sustainable development.

Finally, SurinPhumi reserves a large part of the land for green space and also build fence along boundaries to ensure security and safety as well as to comfort buyers who enjoy natural surroundings.

Having sold over 100% of Phase 1, SurinPhumi plans to launch Phase 2 in early May.

PANEL PRIORITISES ETHICS, STANDARDS IN VALUATION



IBC Property Valuation Panel
Photo by IBC Secretariat



the mark of
property
professionalism
worldwide



The International Business Chamber (IBC) and the Royal Institute of Chartered Surveyors (RICS) hosted a business luncheon on Tuesday 19 April focused on the topic of valuation of property in Cambodia and addressing the current gaps.

Panelists at the event included Salim Aslam, ASEAN manager of RICS, Kim Heang president of the Cambodian Valuers and Estate Agents Association (CVEA), and Ross Wheble, country manager of Knight Frank. The discussion was moderated by David Marshall head of financial institutions at ANZ Royal Bank.

The lively discussion largely focused around the need for ethics, standards, indemnity insurance and education.

"The less transparent you are, the less ethical the practice, the higher the risk. The higher the risk, the lower the value of assets, the lower the value of wealth," Salim Aslam told Construction & Property Magazine. "Risk premiums are very high here because of a lack of clarity, he added. "Transparency and standards must be foremost in everyone's minds."

While not seeing eye to eye on all points, the panel were in broad agreement on the need to improve education and build capacity among human resources in Cambodia in the property sector.

CVEA president Kim Heang repeated his intention to establish education frameworks in partnership with international institutions to raise standards and career opportunities for those in the real estate sector.

"There are no real estate-related degrees or qualifications here, so that's an issue in terms of valuing in accordance to international levels of standards," said Ross Wheble. "What we need to promote is real estate as a long-term professional career that will create demand for the real estate courses."

Aslam said, "In an up and coming country such as Cambodia, having enough professionals learned [in] international best

practice would be one of the challenges."

He acknowledged that Cambodia is a young market though warned that if local bodies don't push for relevant standards, then there is a risk others will do so.

"Without such capacity-building efforts, there will not be enough professionals available to meet urgent demand and complete projects on time."



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WHERE WILL WE GO IN 2016?



By Alexander Evengroen
Vice President, Key Real Estate Co., Ltd

In 2016, we expect to see a steady housing market that will grow along with the economy. I predict a healthy growth in both real estate sales and prices, similar to what we saw in 2015, although at a slightly slower pace. 2016 should be much more predictable and stable than past years.

We know that many people are looking at the future and what will happen to the economy in Cambodia. Having said this, we also can see that there is a lot of trust in the future both in the market and among the people of Cambodia.

The Cambodian economy is very stable and foreign countries are showing great trust in the nation that is reflected in a lot of investments. Cambodia has a lot to offer as a member of ASEAN with 70 percent+ of the country taken up by rural areas so there are plenty of opportunities to expand the market for the future of Cambodia and its people. Also a big factor is the very stable GDP in Cambodia with 7 percent in 2014 as well as in 2015. We expect the same in 2016.

With Cambodian home prices predict-

ed to increase by 4 to 5 percent and a lot of new young buyers in the market, 2016 will be a great time for home sales. Increased equity, an improved economy, and feelings of financial security will lead to more people selling their homes in 2016.

All in all, the prospects for the Cambodian real estate market in 2016 all look positive, whether you are planning to buy, sell or invest.

Whether buying a condominium as your new home or as an investment for the future, buying land, buying landed properties, a borey and more.....there are so many potential opportunities.

However, we do have to keep one thing in mind: We have to improve our quality and knowledge base to be able to compete with foreign developers and investors. If we do not put everything to work we will start losing ground and this will eventually have a negative effect on the market.

We can see that investors and the government are starting to take a closer look at projects and developments to

make sure they meet the required standards for approval they have the potential to be successful in the end.

The big question in the market still focuses on the many condominium projects in Phnom Penh. Is there an oversupply? The answer is simple. In the next 18 months, around 11.000 units will be released onto the market. Most of them are now being bought by investors and these will be re-sold after the projects are finished. The predicted trend will be that mainly the younger middle-class Cambodians will show great interest in the condos due to the new life style trend.

The demand for housing will keep on growing due to a large young population in Cambodia who will start their own families soon. This is an ongoing process.

For everyone that has been standing by and waiting through the economic rollercoaster of the past few years to end, the long wait is over and 2016 will be a great year to finally go forward and make your move.

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

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Published by:

CONSTRUCTION & PROPERTY MAGAZINE

#315, Canadia Tower (11th Floor), Preah Monivong Blvd. (12202), Kingdom of Cambodia
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EVENT CALENDAR | CAMBODIA



5th CAMBODIA CONSTRUCTORS ASSOCIATION SUMMIT & CONSTRUCTION INDUSTRY EXPO

Event name : CAMBODIA CONSTRUCTORS ASSOCIATION SUMMIT & CONSTRUCTION INDUSTRY EXPO
Start date : December 01, 2016 **End date** : December 03, 2016
Location : Diamond Island Exhibition and Convention Center **Organizer** : Cambodia Constructors Association (CCA)

Details : The 5th Cambodia Constructors Association Summit & Construction Industry Expo is scheduled for December 1-3, 2016 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, 2016 **End date** : September 12, 2016
Location : Diamond Island Exhibition and Convention Center **Organiser** : 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 2016
Start date : September 10, 2016 **End date** : September 12, 2016
Location : Diamond Island Exhibition and Convention Center **Organiser** : 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' 16
Start date : September 10, 2016 **End date** : September 12, 2016
Location : Diamond Island Exhibition and Convention Center **Organiser** : 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' 16
Start date : September 10, 2016 **End date** : September 12, 2016
Location : Diamond Island Exhibition and Convention Center **Organiser** : 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 : Build 4 Asia 2016
Start date : 04 May, 2016
Location : Hong Kong
Details : Build4Asia is the Largest Biennial Tradeshow for Building, Electrical Engineering and Security Services in Asia, offering an unrivalled platform for Suppliers and Buyers for a wide range of Products and Services.

Event name : TRENCHLESS ASIA 2016
Start date : May 09, 2016
Location : The Kuala Lumpur Convention Centre, Malaysia
Details : TRENCHLESS ASIA 2016 is the 9th event in this series and for the first time will be held in Kuala Lumpur The spotlight will be on Kuala Lumpur as, for the first time, it hosts 2016's most prestigious and exciting forum for trenchless technologists in Asia. Significant advances have been made in the use of trenchless technology in Malaysia in recent years and pressure from authorities has been placed on contractors to use these modern engineering methods to minimise disruption during the installation and refurbishment of underground services.

Event name : BuildTech Yangon 2016
Start date : May 12, 2016
Location : Myanmar Convention Centre, Yangon, Myanmar
Details : The 3rd edition of BuildTech Yangon 2016 returns after two successful editions of serving the building and construction industry in Myanmar. This much anticipated trade show continues its focus on technologies that address building and construction development in Yangon with a focus on infrastructure, residential and commercial buildings, transportation, manufacturing and trading.

Event name : Coatings and Corrosion Asia
Start date : May 17, 2016
Location : ECMIITE Asia Sdn Bhd
Details : Coatings & Corrosion Asia is a biennial exhibition promoting the latest coating technologies for the region's environmental, manufacturing and industrial needs. This will be the platform for sharing knowledge among professionals in all areas of coating and corrosion industry including showcases of technologies as well as technical seminars that will be covering different aspects of latest development in products, solutions and methodologies in the industry.

Event name : Revac 2016
Start date : May 23, 2016
Location : Kuala Lumpur Convention Centre
Details : REVAC is the event where professionals gather from all over the world, consisting the entire spectrum of the industry consisting HVACR manufactures, mechanical engineers, contractors, OEMs, facility mangers, consultants, developers and other professional

Event name : Green Energy Asia 2016
Start date : May 23, 2016
Location : The ultra modern Kuala Lumpur Convention Centre
Details : Green Energy Asia 2016 is the Southeast Asia leading green technology and renewable energy event which will take place at Kuala Lumpur Convention Centre on 23 - 25 May 2016. Visit this 3-days event to witness the complete range of green and renewable technologies showcase by leading companies from all over the world.

Event name : TENAGA EXPO & Forum 2016
Start date : May 23, 2016
Location : The ultra modern Kuala Lumpur Convention Centre
Details : TENAGA EXPO & Forum 2016 to witness the latest technology available in power generation, transmission, distribution and engineering industry and build your connection within the industry experts and professionals. It is going to be a great chance and experience for people who attend this event. It is a great opportunity for them to expose to this field.

EVENT CALENDAR | ASIA

Event name : KOBAS2016
Start date : May 24, 2016
Location : COEX Hall A, C, D
Details : KOBAS2016 will be presenting the next generation's broadcast services and the future of image, sound and lighting industry with 932 companies from 32 countries including 189 domestic manufacturing companies. In particular, during the KOBAS Show, more than 80 international broadcasting technology conferences are hosted by KOBETA (The Korea Broadcasting Engineers & Technicians Association).

Event name : BroadcastAsia2016
Start date : May 31, 2016
Location : Marina Bay Sands
Details : BroadcastAsia2016 well established and recognised as Asia's must attend international event for the pro-audio, film and broadcasting industry. Dynamic discoveries from leading brand owners at the event that will have an impact on your works. Congregate with professionals from Broadcast, Production, Post Production, Digital Media, Entertainment, Houses of Worships, System Integrators, Rental Houses, Education and many to network and exchange business ideas.

Event name : Guangzhou Electrical Building Technology
Start date : 09 Jun, 2016
Location : Guangzhou, China
Details : Guangzhou Electrical Building Technology (GEBT) 2016 is positioned by industry professionals as Asia's premier platform for the electrical engineering, building and home automation markets. GEMB 2016 will cover the sectors of power supply and energy management systems, electrical engineering, building and home automation as well as smart homes.

Event name : ARCHIDEX CONNECT
Start date : 20-Jul-16
Location : Malaysia
Details : ARCHIDEX CONNECT is introduced here to help both Exhibitors and Organiser to keep paces with the rapid information and materials that has been exchanged in the course of doing the business together, such as operational matters, exhibitor guidelines, handbook or advertising, promotion and branding...

Event name : OS+H Asia 2016
Start date : 24-Aug-16
Location : singapore
Details : OS+H Asia 2016 provides excellent networking opportunities amongst practitioners, experts, professionals and providers from across the globe. The various conferences and forums held alongside the exhibition will update delegates on best practices and how workplace...



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Cambodia Bidding & Procurement Report 2016 - Construction*

*As analysed by DailyBids based on projects released in 2016

No.	Posted	Owner	Location	Project Title	Submit By
1	22-Apr-2016	Ministry Of Public Works And Transport		Cambodia has allocated funds from the National Budget towards the cost of the rehabilitation of the railway in Cambodia. It intends to apply part of the proceeds of this budget for payments under the contract NoNCB1-RW06: strengthening of track on the northern line from PK 338+500 To PK 378+500. The Ministry Of Public Works And Transport (MPWT) now invites sealed bids from eligible bidders for the strengthening of track on the northern line from PK 338+500 To PK 378+500. Contract No. and title NCB1-RW06: strengthening of track on the northern line from PK 338+500 To PK 378+500.	23-May-2016
2	22-Apr-2016	Ministry Of Public Works and Transport		"Bridge repair works on the northern line from PK 328+500 To PK 378+500. The Kingdom of Cambodia (RGC) has allocated funds from the national budget towards the cost of the rehabilitation of the railway in Cambodia and it intends to apply part of the proceeds of this budget for payments under the contract No. NCB1-RW07: Bridge repair works on the northern line from PK 328+500 To PK 378+500. The Ministry of Public Works and Transport (MPWT) now invites sealed bids from eligible bidders for the bridge repair works on the northern line from PK 328+500 To PK 378+500."	23-May-2016
3	20-Apr-2016	PH One Development (Cambodia) Limited	Sihanouk Ville	Main building works to proposed erection of 2 blocks of residential buildings and 4 blocks of commercial buildings on lot 204 at Phum 1, Sangkat No.3, Khan Mitapheap, Preah Sihanouk Province, Cambodia (D Seaview)	18-May-2016
4	11-Apr-2016	Department Of Water Resources And Meteorology Of Kampong Chhnang	Kampong Chhnang	Procurement Unit of Department Of Water Resources and Meteorology of Kampong Chhnang is pleased to announce to all companies/enterprises (including individual enterprises) which are officially registered in Cambodia to attend the public bids for the: construction of 1 water gate for Salong Irrigation System located in Kork Sdao Village, Teuk Hout Commune, Rolea Pa-Ear District, Kampong Chhnang Province.	4-May-2016
5	19-Apr-2016	Daun Penh District Office (Sala Khan Daun Penh)	Phnom Penh	Daun Penh District Office (Sala Khan Daun Penh) now invites public bids for the: repair of road No. 158 (length: 180M x width: 8M) from street No. 63 to street No. 81, total size: 1,440 square meters, with Asphalt Concrete (AC). The Paving Thickness: 50MM) located in Sangkat Boeung Raing, Khan Daun Penh, Phnom Penh for Daun Penh District Office (Sala Khan Daun Penh) Year 2016.	12-May-2016
6	21-Apr-2016	Pursat Provincial Hall (Sala Khet Pursat)	Pursat	Pursat Provincial Hall (Sala Khet Pursat) now invites public bids for the: repair of DBST Road (Length: 600M x Width: 13.8M) from corner of Street No. 106 to corner of Street No. 109 in front of Bun Rany Hun Sen Development Center and construction of an administration building (Phase 4) for Pursat Provincial Hall Year 2016.	23-May-2016
7	21-Apr-2016	Department Of Health Of Kampot	Kampot	Department of Health of Kampot now invites public bids for the: repair of building for Chres Health Center located in Health Office of Chouk Operational District, Kampot Province.	22-May-2016
8	20-Apr-2016	Department Of Information Of Tbong Khmum	Tbong Khmum	Department of Information of Tbong Khmum now invites public bids for the: repair of buildings for Department of Information of Tbong Khmum and office of Information of Tbong Khmum District For Year 2016.	11-May-2016
9	9-Apr-2016	Department Of Rural Development Of Takeo	Takeo	Procurement Unit now invites public bids for the: repair of 01 DBST Road (length: 2,000M x width: 05M) and road edge: 0.50M on both sides of road starting from the entrance of Wat Ang Andet link from Asphalt Road No. 129 to Snuol Kpuos Village, Taing Yab Commune, Prey Kabas District, Takeo Province for year 2016 for Department of Rural Development of Takeo.	11-May-2016
10	9-Apr-2016	Takeo Province	Takeo	Takeo Province now invites public bids for the: repair of 5 DBST roads (size: 15,420 square meters) and installation of a twin culvert (diameter: 01M, length: 08M) for Takeo Provincial Hall.	4-May-2016

11	29-Mar-2016	Ministry Of Public Works And Transport	Banteay Meanchey/ Battambang	"The Royal Government of Cambodia has received a loan from Japan International Cooperation Agency (JICA) towards the cost of National Road No. 5 Improvement Project (Battambang - Sri Sophorn Section). It is intended that part of the proceeds of this loan will be applied to eligible payments under the contract for contract package 2: widening of Battambang-Sri Sophorn Section: Sta 46+270 To Sta 75+400 and construction of Sri Sophorn Bypass: Sta 75+400 to sta 84+740. The Ministry of Public Works and Transport now invites sealed bids from eligible bidders for the construction and completion of contract package 2: widening of Sri Sophorn Bypass: Sta 75+400 To Sta 84+740. (The Work). The Project is located in the provinces of Battambang and Banteay Meanchey and comprises the improvement of National Road No.5-Battambang to Sri Sophorn Section, 29.13 KMs length and contraction of Sri Sophorn Bypass, 9.34 KMs length. The major components of the works comprises: -Road improvement from 2 lane to 4 lane with AC surfacing and AC shoulder each side. -Four new bridges, two widening bridges and extensions to existing and new box culverts. -Drainage, Slope Protection, Guardrails And Signs Etc. -Sri Sophorn Bypass -Construction of a 4 lane road with AC surfacing and AC shoulder each side. -One new bridge and RC box culverts. -Drainage, slope protection, guardrails and signs etc. -The construction period of the project is 35 months."	3-Jun-2016
12	11-Mar-2016	Ministry Of Public Works And Transport	Banteay Meanchey/ Battambang	The Ministry of Public Works and Transport (MPWT) now invites sealed bids from Eligible bidders for the construction and completion of Contract Package 1: Construction of Battambang Bypass: Sta 0+000 To Sta 23+920 and widening of Battambang- Sri Sophorn Section: Sta 23+920 To Sta 46+270. (The Works). The project is located in the Province of Battambang and Comprises the construction of Battambang Bypass, 23.92 Kms in length and the improvement of national road No.5-Battambang to Sri Sophorn Section, 22.35 Kms in length. The major components of the works comprise: -Battambang Bypass -Construction of A4 lane road with AC surfacing with an AC shoulder each side. -One new bridge and RC box culverts. -Drainage, Slope Protection, Guardrails And Signs Etc. -Road Improvement -Road Improvement from 2 lane to 4 lane with an AC shoulder each side. -Four new bridges and extensions to existing and new box culverts. -Drainage, slope protection, guardrails and signs etc. -The construction period of the project is 36 months.	17-May-2016
13	22-Apr-2016	Department Of Labor And Vocational Training Of Battambang	Battambang	Department of Labor and Vocational Training of Battambang now invites public quotes for the: earth filling at Prey Kun Klar Center Premises for Department of Labor and Vocational Training of Battambang.	5-May-2016
14	22-Apr-2016	Department Of Agriculture Forestry And Fisheries Of Kampong Chhnang	Kampong Chhnang	Renovation Of Building For Year 2016	19-May-2016
15	22-Apr-2016	Department Of Economy And Finance Of Kampong Cham	Kampong Cham	Construction Of Water Tower And Repair Of Interior Building	5-May-2016
16	22-Apr-2016	Department Of Water Resources And Meteorology Of Ratanakiri	Ratanakiri	Repair of Garage (size: 84 square meters), earth filling (size: 500 square meters) and concrete laying (size: 180 square meters)	19-May-2016
17	4-Apr-2016	Takeo Province	Takeo	Takeo Province now invites bids and quotations for the repair of bridge (size: 7.9M x 6M x 2M) and installation of 16 pipe culverts across the road (size: 0.60M) from Om Pil Village to Senbon Village, Leay Bo Commune, Tramkok District, Takeo Province for Takeo Province Hall.	4-May-2016
18	22-Apr-2016	Ministry Of Water Resources And Meteorology		"Ministry of Water Resources and Meteorology now invites sealed bids from eligible and qualified bidders for contracts listed below: Contract Name: Construction regulator structure of Preak Kongchey Construction Period: 8 months"	20-May-2016

Ms. Keo sokhom
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BITUS CONSTRUCTION & DEVELOPMENT

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TEM TRADING CO., LTD

[a]: No 99A, St. 143, 12304, Phnom Penh
 [m]: (855-23) 63 65 030
 [f]: (855-95) 829 992/3
 [e]: sales@tem-trading.com
 [w]: www.tem-trading.com

WIKI TRADE COMPANY LTD.

[a]: No 857, Russian Federation Blvd., Sk. Teouk 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

VON-CHIMIN IMPORT EXPORT CO.,LTD

[a]: No 41, St. 03, Sk. Teouk Thla, Kh. Sen Sok, Phnom Penh
 [m]: (855-77) 888 378
 [f]: (855-77) 998 668
 [e]: info@von-chimin.com
 [w]: www.von-chimin.com

Lotus Green Team Co.,Ltd

[a]: No 24, St. 552, 12151, Phnom Penh
 [t]: (855-23) 555 0708
 [m]: (855-12) 388 609
 [e]: info@lotusengineering.biz
 [w]: www.lotusengineering.biz

PROFESSION ENGINEER PLUS. CO.,LTD(PEP)

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 [t]: (855-23) 880 853
 [f]: (855-23) 850 823
 [e]: info@hsh.com.kh
 [w]: www.hsh.com.kh

HONGKONG FUJI ELEVATOR CO.,LTD

[a]: No 10, St.105K, 12406, Phnom Penh
 [m]: (855-23) 504 1 888/ 11 880 686
 [m]: (855-89) 335 453/ 15 6666 82
 [e]: kao.vothy@ngyheng.com.kh
 [w]: www.ngyheng.com.kh

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

[a]: Camnet build., 4th Flr., No.412, Preah Norodom Blvd., 12301, Phnom Penh
 [t]: (855-23) 211 614/211 615
 [f]: (855-23) 211 617
 [e]: info@searaspots.com
 [w]: www.searaspots.com

C.MELCHERS GMBH & CO.KG(CAMBODIA).

[a]: S.I. Build., 3rd Flr., No.93, Preah Sihanouk Blvd., Phnom Penh
 [t]: (855-23) 6 314 174
 [m]: (855-89) 333 613
 [e]: pfaetisch@melchers.com.hk
 [w]: www.melchers.com.kh

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 [f]: (855-23) 959 696
 [e]: kimsovan@hotmail.com
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GREEN LAKE CO.,LTD

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 [t]: (855-78) 777 683
 [e]: greenlake_11@hotmail.com

VRK CORPORATION CO.,LTD

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

VANN SOPHY GROUP CO., LTD.

[a]: No 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

CAMKO PILE & PLUS ENTERPRISES CO., LTD.

[a]: No 7Eo, St.180, 12211, Phnom Penh
 [m]: (855-11) 208 888
 [e]: (855-12) 911 414
 [m]: prayut@prayut.com
 [w]: www.piling.com.kh

CAMBODIAN CHEMICAL SUPPLY CO., LTD.

[a]: No 1001, St.14B, Phum Sleng Roluong, 12102 Phnom Penh
 [t]: (855-23) 885 657
 [f]: (855-23) 885 657
 [e]: soumsambath@gmail.com
 [w]: www.cam-paint.com

SOIL TESTING LABORATORY CO., LTD

[a]: No 368 St. Betong, Phum Trapaing Chhouk, 12102, Phnom Penh
 [m]: (855-16) 834 034
 [m]: (855-12) 527 279
 [e]: st368@st368.com.kh
 [w]: www.stl-cam.com.kh

TAIWAN KAMHWA CRUSHING INTERNATIONAL CO., LTD

[a]: NR.#4, Kranglorhong Village, Mohasang Commune, Phnomrueoch District, Kg. Speu
 [t]: (855-23) 555 1002
 [m]: (855-12) 816 720
 [e]: li@kamhwa.com
 [w]: www.kamhwa.com

B SCIENTIFIC INSTRUMENT CO., LTD

[a]: No 183A St. 132, 12156 Phnom Penh
 [m]: (855-12) 750 678
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 [w]: www.bsi-kh.com

MENG LENG EAV CO., LTD

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 [t]: (855-23) 993 142
 [f]: (855-23) 215 514
 [e]: mengleageav@mle-trading.com
 [w]: www.mle-trading.com

DHINIMEX CO., LTD

VOOLIM COMPANY LIMITED
 [a]:.....No. 8, Lum Thmey (St.),
 Band ita Mong Reththy (St. 1928), Borey
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Fuxin Steel Buildings Co.,Ltd
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 Troaping Tloeng, Sangkat Choam Chao,
 Khan Posenchey
 [t]:.....(855-99) 89 7777
 [e]:kangsen@fuxinsteelbuildings.com.kh
 [w]:.....www.fuxinsteelbuildings.com.kh

**Vattanac Transformers
 Supply Co.,Ltd**
 [a]:...22A, St.616, Sangkat Boeung Kok2,
 Khan Toul Kork, Phnom Penh
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 [e]:.....socheat.ny@vtstrading.com

JLM Jing Long Ma Global Co.,Ltd
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 [t]:.....(855-23) 6538 999
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 Keo, Phnom Penh
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**HUA CHUANXIN
 INTERNATIONAL
 CONSTRUCTION CO.,LTD**
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 Chey, Phnom Penh
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 CONSTRUCTION CO.,LTD**
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CHAMROEN & VANLY CO.,LTD
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V STRAND CO., LTD.
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**HANWHA THINK BIOTECH
 (CAMBODIA) CO., LTD.**
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CAST LABORATORIES PTE LTD.
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SOMA TRADING COMPANY LIMITED
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 [w]:.....www.castlab.com.sg

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 [f]:.....(855-97) 4080 516
 [e]:.....dnjx.cn@gmail.com/dn@
 dnmachinery

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

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**SEA TOP LOGISTICS
 (CAMBODIA) CO., LTD.**
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 [w]:.....www.seatophk.com

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 Design, Consultant and
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7NG GROUP CO., LTD.
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AAP GROUP CO., LTD.
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 [w]:.....www.aapgroup.com.kh

Advance Construction (Cambodia) Co., Ltd.
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 [e]:.....james@advance-cambodia.com
 [e]:.....www.advance-cambodia.com

A-BEC ENTERPRISES CO., LTD.
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 [f]:.....(855-23) 994 404
 [e]:.....a-bec@camintel.com
 [w]:.....www.a-bec.biz

ADVANCING ENGINEERING CONSULTANTS LTD.
 [a]:.....N°23, St. 294, Phnom Penh
 [t]:.....(855-23) 986 330
 [e]:.....info@aeconsults.com
 [w]:.....www.aeconsults.com

**ALEXTORIA BUILD MART
 (CAMBODIA) CO.,LTD**
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 [t]:.....(855-23) 210 894
 [f]:.....(855-23) 210 894
 [e]:.....sean.sothea@alextoriabuildmart.com
 [w]:.....www.Alextoriabuildmart.com

**ALMIX ASIA/ASPHALT
 EQUIPMENT PTE., LTD.**
 [a]: 2 Leng Kee Road, #02-01, Singapore.
 [t]:.....(855-65) 6473 5277
 [f]:.....(855-65) 6473 5597
 [e]:.....rolan@almixasia.com.sg
 [w]:.....www.almixasia.com.sg

Alpha Property Construction Co., Ltd.
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 [f]:.....(855-23) 222 373
 [e]:.....alpha.builder@yahoo.com
 [w]:.....www.alphaapc.com

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 402, Phnom Penh
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 [m]:.....(855-88) 999 9446
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 [w]:.....www.aea-kh.com

**ANGKORTEL
 INVESTMENT CO., LTD.**
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 12152, Phnom Penh
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 [m]:.....(855-60) 999 955
 [e]:.....info@angkortel.com
 [w]:.....www.angkortel.com

ASIA CONCRETE COMPANY LTD.
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 [f]:.....(855-23) 863 670
 [e]:.....aihorlim@ymail.com

Asia Engineering Co., Ltd.
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 [w]:.....www.asiaengineering-kh.com

Aruna Technology Ltd.
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**ADVANCED TECHNICAL
 SUPPLIES CO., LTD**
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 [t]:.....(855-23) 222 411
 [m]:.....(855-93) 715 333
 [e]:.....e-mail@ats.com.kh
 [w]:.....www.ats.com.kh

Biz & Trust Group Co., Ltd.
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 [t]:.....(855-23) 666 6 208
 [f]:.....(855-23) 722 185
 [e]:.....info@biz-trust.com
 [w]:.....www.biz-trust.com

**BITUS CONSTRUCTION
 & DEVELOPMENT**
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 [f]:.....(855-23) 990 381
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 [w]:.....www.bitus.com.kh

BKE - British Khmer Engineering Lte.
 [a]: N°13, Kh. Russey Keo, Phnom Penh
 [t]:.....(855-23) 986 814
 [f]:.....(855-23) 987 217
 [e]:.....BKE@online.com.kh
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 Duong, 12202 Phnom Penh
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CSA - Chea Sakal Aphivath Co., Ltd.
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 [e]:.....cheasakal.csa@gmail.com

Blue Hill Engineering Service Co., Ltd.
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 [t]:.....(855-23) 727 185
 [m]:.....(855-93) 212 435
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Borey Kamkor Construction Co., Ltd.
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 [e]:.....sokchea_79@hotmail.com

Cade Group Cambodia Company Ltd.
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CamboBuild Construction Chemical Co., Ltd.
 [a]: N°31B, St.271, Kh. Sen Sok, Phnom Penh
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 [f]:.....(855-23) 882 858
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 [w]:.....www.cambobuild.com

Cam E.S Co., Ltd.
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Camcal Co., Ltd.
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 [e]:.....canrich_machinery@yahoo.com

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DEG - Dynamic E Group Ltd.
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 [f]:.....(855-23) 993 299
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DBD Engineering Co., Ltd.
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 [f]:.....(855-23) 986 644
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 [w]:.....www.dbdengineering.com

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Double Decor
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 [m]:.....(855-12) 688 768
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 [w]:.....www.double-decor.com

DP - Decor Plaza Import Export Co., Ltd.
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EM Construction Import Export Co., Ltd.
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**E.M CONSTRUCTION IMPORT
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Eng Kaing Development Corporation
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**Enigeering Materials
 Trading Co., Ltd.**
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 Kh. Sen Sok, Phnom Penh
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 SANITATION
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 [m]:.....(855-11) 668 100
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 (St.271), corner os St.183, 12306, Phnom Penh
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 [f]:.....(855-23) 850 823
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CBMS TRADING CO., LTD
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KHL Co., Ltd. [a]: N°313, St.271, 12306 Phnom Penh [t]: (855-23) 996 573 [f]: (855-23) 996 573 [e]: khl_ny@yahoo.com

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LSN-Loh Seng Ngoun Trading Co., Ltd. [a]: No. 239, Oknha Tep Phan (St. 182), 12157, Phnom Penh [t]: (855-23) 880 881 [f]: (855-23) 880 451 [e]: lsn-aluminium@hotmail.com

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Natural Colour Co., Ltd. [a]: N°192D, Chamkar Chen Village, Phnom Penh [m]: (855-12) 499 248 [e]: vspfirst@yahoo.com

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CAMPU LONPAC 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

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