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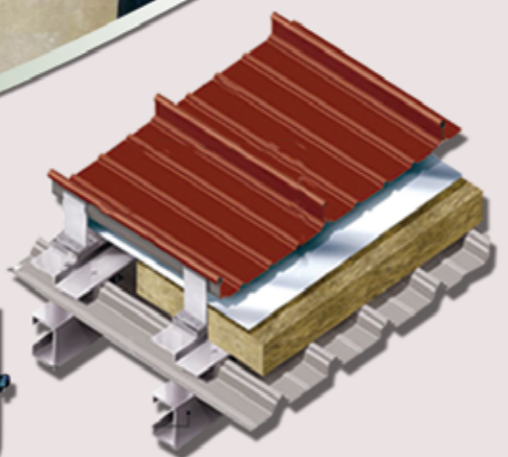


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Message from the  
*CHAIRMAN of the  
Cambodia Constructors Association (CCA)*



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 22nd issue (July-August 2016) on the theme of 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, Cambodia's first oil refinery is announced, industry experts provide explanations of Building Information Modelling (BIM) and the benefits it brings to construction works, how French lighting is transforming the concept of quality and luxury and the Ministry of Land Management, Urban Planning and Construction and Phnom Penh City Hall provide the first installments of two new regular diary features detailing their achievements.

Association news showcases the recent activities and achievements of the Cambodia Constructors Association (CCA) including participating in the 41st ASEAN Constructors Federation (ACF) Council Meeting where Myanmar was welcomed as the newest member, its involvement in the establishment of a new ASEAN-China construction association, and the endorsement of CCA activities by H.E. Chea Sophara, Senior Minister and Minister of Land Management, Urban Planning and Construction.

In the Property section, flagship development Ta Kahmao Center City announces the opening of sales, Le Urban Eco Park shows how it is setting new standards in green living and Cambodia's first regional property show attracts overseas buyers. We focus on the importance of interior and workplace design, and feature expert analysis on new tax regulations, plotted land sales and new foreign ownership directives.

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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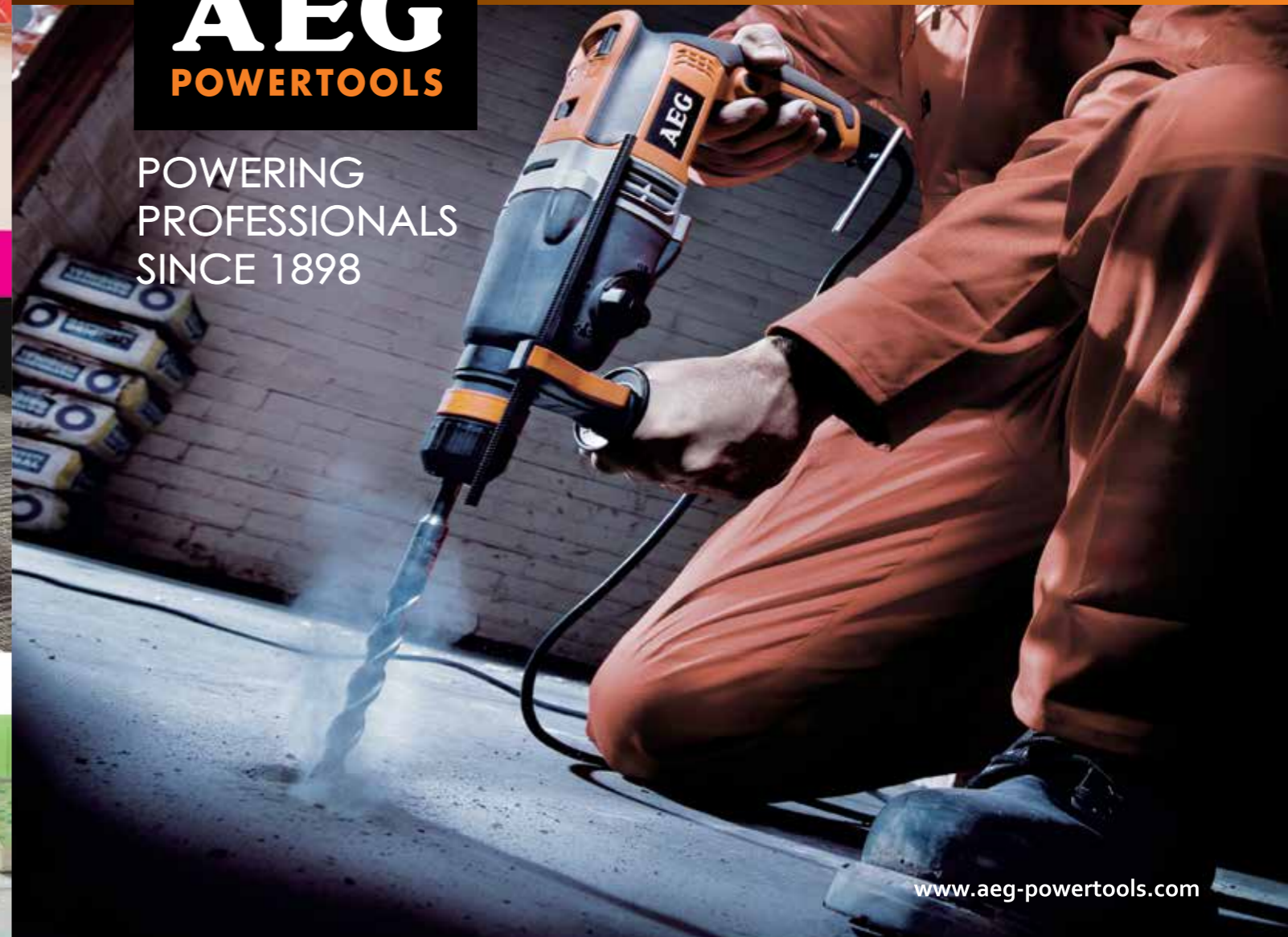


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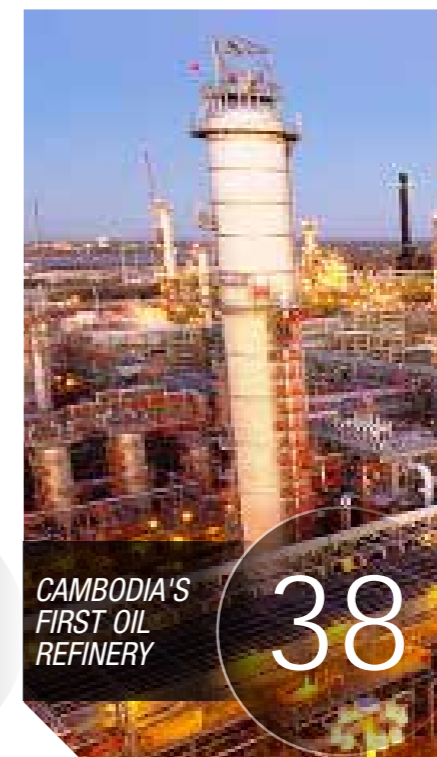
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# Malaysia's Tallest Tower Underway



Work has officially started on Malaysia's tallest tower which will soon take the accolade from the famous Petronas Towers.

Launched by Malaysian Prime Minister Najib Razak, designed by Australian-based architecture firm Fender Katsalidis Architects and being constructed by US-based Turner Construction Company, the tower will soar 118 storeys.

Named Merdeka PNB118, from the developer Permodalan Nasional Berhad (PNB) and the height of the tower, the project is located in central Kuala Lumpur next to the Stadium Merdeka, with completion expected in 2020.

As well as PNB offices, the tower will be host 23 storeys of rentable commercial space and an 18-floor luxury hotel.

# Myanmar Approves Massive Refinery



Myanmar has approved a USD2.6 billion investment to construct a huge oil refinery and related logistics and sales facilities in the south of the nation.

The joint venture company Longwin Global Petrochemical Co Ltd will establish the nation's largest refinery on a 300 hectare plot in the Tanintharyi region.

The massive project will include construction

of the refinery, as well as transportation, storage and sales infrastructure. Two Chinese companies and a Myanmar company form the consortium implementing the development expected to produce 100,000 barrels a day.

Refined oil products from the facility will be exported to neighbouring countries. Myanmar currently has about 53 onshore oil blocks and 51 natural gas blocks.

# Collapse Sparks Safety Calls

The partial collapse of scaffolding on a construction site in Malaysia has led to calls for stricter safety regulations. Six foreign construction workers were injured following the collapse of the scaffolding on the fourth floor of a building under construction in Petaling Jaya, close to Kuala Lumpur.

The IEM said the construction industry must be held to higher safety standards, and

proposed mandatory training for those who are responsible for scaffolding and falsework.

IEM president Ir. Tan Yan Chin told the Malay Mail Online that, "the main causes of collapse of temporary structures are lack of safety considerations at the design stage, improper or bad construction practice, usage of inferior materials, lack of enforcement and lack of maintenance."



# New Singapore Condo Towers Use PPVC

Two new condominium complexes will soon rise above Singapore following a USD113 million agreement between United Venture Development and Dragages Singapore, a subsidiary of Bouygues Construction.

The striking design by ADDP Architects consists of two 140-metre, 40-storey tower blocks which will create 505 apartments across a floor area of 46,000 sq.m.

Singaporean regulations dictate that 65 percent of the superstructure of the towers must employ PPVC (Prefabricated Prefinished Volumetric Construction). Dragages' design utilises a modular construction system on a reinforced concrete structure which will see tower cranes install some 1,900 modules.

Construction is expected to begin in 2016 and last three years.

# Japanese to Fund Java Port

The Japanese and Indonesian governments have approved in principle a funding deal for a USD3 billion deepwater port on the northern coast of Java, Indonesia.

Following initial talks between the nations' presidents in November 2015 the mega-port is set to be underwritten by low-interest USD2.4 billion Japanese loan. The remaining USD600 million which will cover land procurement and road con-

struction will be contributed by the Indonesian government.

The first phase of the port project is scheduled to handle 250,000 containers a year, although this will be expanded to 7.5 million by 2037. Japanese companies like Honda and Toyota have factories in the area. A construction start date awaits completion of a final design and feasibility study by the Japanese.



# Vietnam Replaces Rail Contractor



Hanoi's troubled Cát Linh-Hà Đông elevated railway project is replacing the contractor for the La Thành Station for failing to meet construction safety requirements and falling short on quality and progress.

According to Vietnam News, inspections by the Railway Project Management Unit (PMU) on La Thành Station (1 of 12 on the line) found shortcomings in the construction of the station, posing risks to road

users, and identified weak financial management and materials procurement, and work to be 40 days behind schedule.

Overall costs on the controversial 13km project have increased by over USD339 million on top of the original 2008 USD552 million estimate. Work by the Chinese main contractor and Vietnamese sub-contractor was suspended in November 2015 after a number of serious accidents.

# Mitsubishi Elevator Fastest Ever

A new elevator to be installed in China's tallest building will be the fastest ever built according to its manufacturer Mitsubishi Electric Corporation.

The company announced that one of its elevators has achieved a speed of 1,230 metres per minute, or 20.5 metres per second, which it believes is the fastest elevator speed ever recorded.

When installed in the 632-metre Shanghai Tower, China's tallest building and the third highest in the world, the lift will reportedly be able to travel from the second-level basement to the 119th floor in just 53 seconds.

Mitsubishi claims this performance is a result of new and improved equipment with no sacrifice to safety or comfort.



# China, Singapore Sign OBOR MOU



International Enterprise (IE) Singapore and the China Construction Bank Corporation (CCB) have signed an MOU to provide USD22 billion for infrastructure projects under China's ambitious 'One Belt, One Road' (OBOR) initiative.

This first CCB MOU with a Southeast Asian nation will provide funding for Chinese and Singaporean companies to collaborate on investing in OBOR infrastructure projects in Singapore.

China wants to collaborate with Southeast Asian nations in areas such as infrastructure and connectivity, logistics, financial services, trade, urban planning and clean technology.

CCB claims to have 176 major projects in OBOR countries with aggregate investment of more than USD300 billion for power generation, construction, mining, transportation and telecommunication.

# Myanmar Material Production Boosted

Myanmar's building boom is attracting significant investment in concrete-based construction materials from regional companies.

Hollow block manufacturer JJ-Pun Tiostone Co Ltd aims to target airport terminals, ports and hotel projects in 2017 following additional investment at their Yangon manufacturing plant.

Other concrete-related investments given the go

ahead this year include; Singaporean ready-mixed concrete manufacturers SG Pann Ayeyar Co Ltd; Singaporean smart wall panel manufacturer Smart Concrete Products Co Ltd; Japanese pole and pile manufacturer NC & Maga Co Ltd; Chinese brick and light weight composite brick manufacturer Great wall Building Materials Co Ltd; and Thai ready-mixed, precast and reinforced concrete producer SCG Myanmar Concrete and Aggregate Co Ltd.



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## Sino Plaza Sewer Conundrum

Sino Plaza, the USD250 million Chinese development under way in Boeung Trabek has allegedly submitted plans to the Municipality of Phnom Penh to cover the open sewer canal which runs along the length of one side of the project.

The 217,000 sq.m mixed-use development being built by Chinese contractor CSCEC is scheduled for completion in 2018 with

apartments, offices, restaurants and a five-star hotel spread over four towers.

However, the Boeung Trabek sewer canal is not only prone to flooding during the monsoon season but is often full of rubbish and has a very strong smell.

Reaching a solution with City Hall will be key to the developer ensuring its claims of luxury can be upheld.

## Hyundai Win Aeon Mall 2 Contract

South Korea's Hyundai Engineering Co. has won a USD120 million contract to build the second Aeon Mall in Phnom Penh.

The deal will see Hyundai build the Japanese retailer's second Aeon Mall at the Pong Peay site behind Borey New World in the capital's north-western Sen Sok District. The planned four-storey mall will cover a floor

area of 151,000 sq.m and feature large stores, a cinema, bowling alleys, small shops and a food court.

Construction is expected to be completed by May 2018. Hyundai has indicated it intends to bid for other Aeon projects in its expanding markets in China, Indonesia and Vietnam.



## Bay Construction Kicks Off



Phnom Penh's prestigious USD500 million development The Bay has officially started construction and will soon establish franchises to drive sales.

Construction was scheduled to start in 2015, but an increase in planned condo developments and controversy swirling around Sok Bun forced a number of delays.

With these challenges

now behind them and their construction permits in place, the Singapore-based developer TEHO International believes its seven tower project on Chruoy Changva peninsula will still meet its 2020 deadline.

Sales have been robust to date with 50 percent of the Bay Suites residential units already sold and the company confident it will achieve its 100 percent sales target.



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# Exchange Square Tops Off

Construction on Exchange Square, HongKong Land's flagship downtown Phnom Penh development, officially topped off in June.

Construction on the 16-storey, 53,200 square metres multi-purpose building began in September 2013. HongKong Land invested USD110 million in Exchange Square which will house offices, commercial space and a supermarket. CIMB Bank was one of the first multi-national clients to confirm tenancy in the Grade A building

for their new Cambodia head office.

HE Phoeung Sopoan, Secretary of State, Ministry of Land Management, Urban Planning and Construction and Secretary General of Board of Architects of Cambodia (BAC), presided at the ceremony celebrating the achievement and urged investors to "use the local skilled and unskilled labour force as best it can, and especially work with Cambodian architects, engineers, urban planners, and those who are providing services to the sector."



# MLMUPC Urges Monsoon Season Safety



The Ministry of Land Management, Urban Planning and Construction have urged construction sites to ensure safety measures after rain caused a sinkhole to open in the centre of Phnom Penh.

Lao Tip Seiha, MLMUPC deputy general director gave his advice in response to heavy June rains creating the small sinkhole near Olympia City.

Seiha urged companies to protect against road or land collapses by building a wall and land barrier to protect water flow through the soil, to fix any damage as soon as possible, to follow instructions and standards to ensure safety and quality; put up lights at night to prevent accidents and finally take extra care with pillar dredging which affects the quality and safety of the whole building.

# Construction Boom to Slow

Despite seeing investment grow by a record-breaking 200 percent over the last year, the government has warned that the construction boom will slow down over the next five years.

The Ministry of Economy and Finance has pointed to an oversupply of building space and a decreasing demand for new properties as the key factors in the contraction.

Figures from the ministry indicate that growth will con-

tract to 15 percent in 2016 down from 19 percent in 2015. 2017 will see growth of 12.4 percent and 2018 growth of 10.3 percent while by 2019 growth will have shrunk to 10 percent.

Ministry and industry experts have generally conceded that economic growth overall will remain healthy and the construction slow-down simply reflects the sector becoming more balanced and healthy.



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**M**eng Leng Eav has been appointed as the authorized distributor for Bosch heavy duty power tools and Measuring Tools for the Cambodian market.

The business agreement has upgraded Meng Leng Eav Group as the sole distributor for Robert Bosch's two main products serving the construction sector, i.e. heavy duty power tools and laser measuring tools. Robert Bosch is the world leader in technologies and services with a history dating back over 150 years ago.

Bosch used to manufacture only one range of power tools. However, due to the strong competition on pricing from other brands in the Asian market, the company began producing the MPP range of power tools at a medium price point, according to Mr. Meng Reaksmey, Sales director at Meng Leng Eav Group.

Mr. Reaksmey stressed that while medium price products has been very popular in Cambodia, Bosch had the rationale to introduce heavy duty products to Cambodia despite their premium price.

"Compared to MPP or other brands on

the market, Bosch's heavy duty range are designed to do the heavy work fast while offering users convenience," he said, adding that, "the company has also extended the heavy duty power tools spare parts warranty from six months to one year."

Robert Bosch and Meng Leng Eav officially launch heavy duty range demonstrated the distinguishing features of products at the Phnom Penh Hotel on 6 June.

At present, BOSCH power tools is the top leading brand worldwide also in Cambodia for Construction industries.

Meng Leng Eav started out as a tiny trading firm in 1999 after importing power tools and agricultural equipment from Thailand. Today, the group is the largest supplier of power tools and agriculture and engineering equipment in Cambodia. it authorized exclusively and distributor of many worldwide brand and own brand. They include Bosch power tools and laser meters, Nikatec agricultural equipment, professional power tools, Makita, Maktec, Kuken air tools, Tsurumi pumps, WD40 Lubricant oil, Karcher Cleaning equipment

and more.

### Meng Leng Eav Donates 1,000 construction helmets to MLUPC

To enhance and promote safety awareness at construction sites, Meng Leng Eav donated 1,000 construction helmets to the Ministry of Land Management Urban Planning and Construction (MLMUPC) in June.

The company also plans to distribute construction helmets directly to workers at some construction sites in Phnom Penh to promote safety awareness among workers.

"If workers don't have enough safety equipment they will risk their lives every time they work at sites," Mr. Meng Reaksmey, the company Sales director said, adding that, "We want to alert construction projects to equip their workers with proper safety equipment such as safety helmets, work boots and body harnesses, etc."

As part of its Corporate Social Responsibility program, Meng Leng Eav Group will also distribute motorbike helmets to secondary and high school students.



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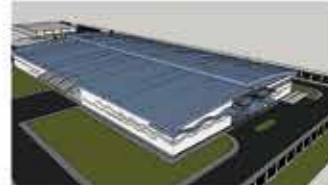
Tan Son Nhat Airport Car Park



Vina Kyoei (32,000m<sup>2</sup> - biggest steel mill)



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# Taiwaness Steel Giant Links with Cambodia Fuxin



China Steel Structure Co., Ltd (CSSC) was founded in 1978. It is Taiwan's first and largest steel structure company which operates three world-class fully integrated production systems separately located in Kaohsiung and Guantian of Taiwan and Kunshan of mainland China.

These production plants produce steel structures for a wide range of constructions including high-rise buildings, long-span architectures, semi-conductors, blast furnaces, steel mills, power plants, storage tanks, drillship derricks, bridges, railway stations and maintenance depots and environmental engineering projects.

Based on the principle of abiding by a strict quality control system, CSSC has not only built up a reputation for excellence but also offers the best guarantee to customers.

Based on excellent technology and manufacturing capacity, and all-round



service, as well as guarantees of quality, cost and timing, CSSC not only has outstanding performance in Taiwan but also exports steel-structure products to America, Japan, Australia, Indonesia, Malaysia, Saudi Arabia, Amman, Fiji, Mainland China, the Philippines and other countries.

Fulfilling a commitment to 'Quality, Cost, and Timing,' CSSC provides proper physical and mental care to its staff to ensure their best working performance.

To build a consensus among all staff, CSSC has a common goal: 'Regardless of our current best, we simply have to be better. Carrying on an overall quality control system, we strictly implement standard operational procedures.'

Looking into the future and in response to the growing market for industry in ASEAN, CSSC has taken a step forward to enter the market. Equipped with a high average growth rate of annual GDP, strategic location, and innovative spirit of its young population, Cambodia has been selected among other ASEAN countries to be the location for a new CSSC plant.

To strengthen its foothold in Cambodia,



CSSC is partnering with the local leader in steel, FUXIN Steel Buildings, a subsidiary of ISI Group, and Wel-Hunt Material Enterprise that will support the new company with raw steel material supply.

With ISI Group and Wel-Hunt Material Enterprise, CSSC is setting up a plant facility in Cambodia called Chungkang Steel Structure Cambodia (CSSC-Cambodia). After roughly one year of construction and preparation, CSSC (Cambodia) finally had its soft launch opening in mid-April 2016.

CSSC-Cambodia, a marriage of outstanding human resources, technology and capital based on efficient management, provides all kinds of shaped steel and integrated services of steel structure construction, including design, engineering technical support, and fabrication, erection of steel structures and civil construction. It is ready to be a part of growing economy of the Kingdom of Cambodia and ASEAN countries.



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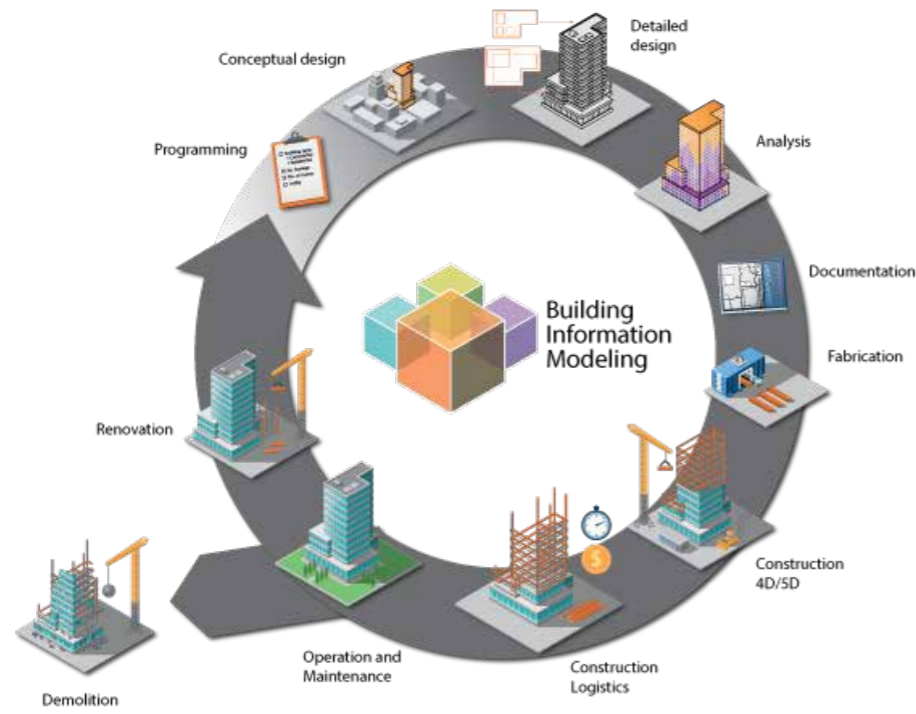


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# BIM Explained



Salim Aslam, ASEAN Manager, Royal Institution of Chartered Surveyors (RICS)



In this exclusive article for Construction & Property Magazine, RICS ASEAN Manager Salim Aslam explains BIM and its potential impact on the construction industry in the region.

The topic of building information modelling (BIM) has been hotly debated in the built environment sector in recent years. Through the digital rendering of the building process, BIM is a remarkable development that highlights the links between technology, people and processes.

Some experts predict that BIM will transform the sector; governments are already implementing national programmes in the hope of reaping major benefits, and individuals and organisations are quickly adjusting to these developments, with some rapidly moving forward and some waiting for a time when things become clearer.

In these changing times it is crucial to

be clear on the current and future state of BIM.

The RICS position is that everyone in the sector should come together to embrace potentially far-reaching improvements that will not only improve the productivity and profitability of the industry, but also enhance the global image and attractiveness of the sector.

Currently, there is no universally accepted definition of BIM, perhaps because the technology itself is ever evolving. However, some definitions come close to encapsulating it:

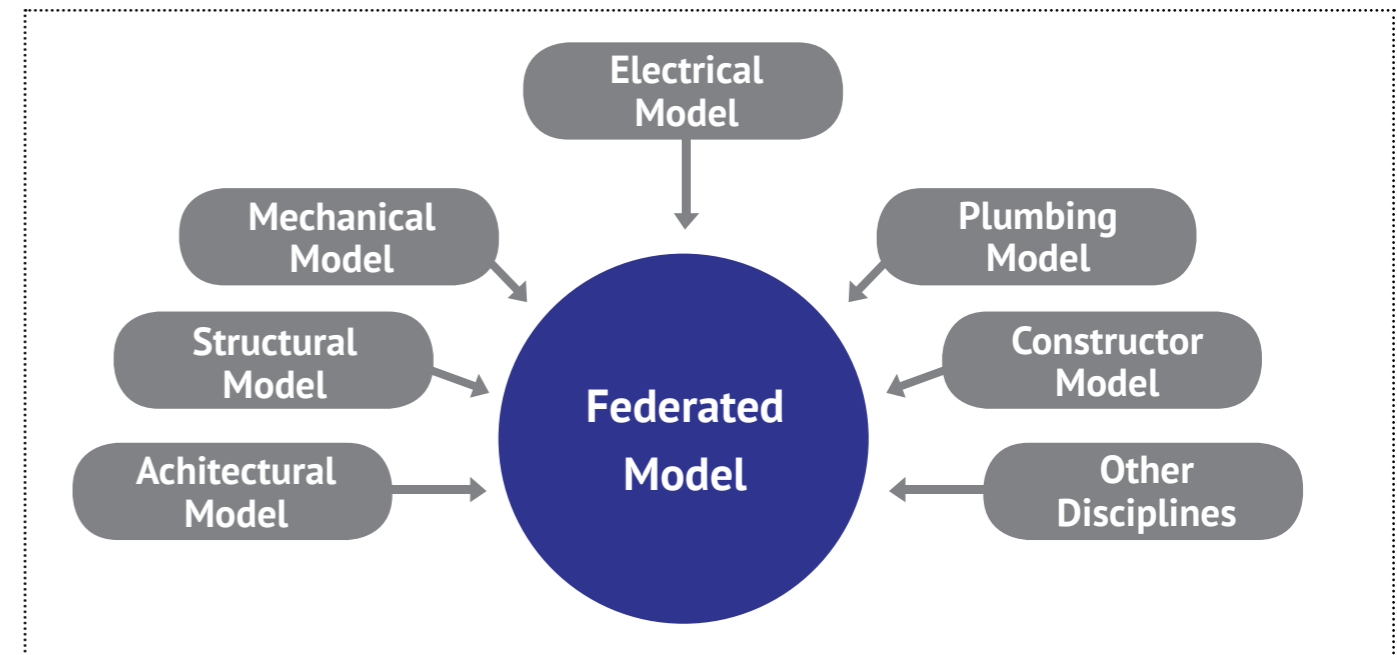
'[BIM] is a digital representation of physical and functional characteristics of a facility creating a shared knowledge resource for information about it and

forming a reliable basis for decisions during its life cycle, from earliest conception to demolition.'

National BIM standard: version 2 - FAQs, US National BIM Standards Committee (NBIMS), 2014

In short, BIM is more than just the model and the modelling process; it is the effective and efficient use of the model (and the information stored within it).

Although it is essentially a technology tool, the use of BIM has far-reaching implications that affect a broad group of people, projects and the built environment. It can alter the underlying 'operating system' of the built environment and the way a project is delivered.



## BIM in practice

BIM-authoring tools can be used to develop a model for a project. Ideally, a project should have a single model that stores all the information. However, current practice, mainly driven by available technology, requires that each project be modelled in the form of a number of discipline-specific models (e.g. an architectural model, a plumbing model, an electrical model). These models are then combined to create a federated model, a centralised repository of information for the entire project.

## Adopting BIM

Fundamental to the success of BIM adoption (in addition to data representation and exchange) is the availability of BIM content in the form of smart objects that can be used by project stakeholders to develop their models. There are three primary sources of these objects:

- Predefined content available in the form of objects in BIM-authoring tools;
- Online native and Industry Foundation Classes (IFC) content/objects; and
- An in-house library of objects.

It is important to understand the impact of BIM on built environment professionals and projects before studying the implications at the organisational and sector level.

To realise its full potential, BIM should be utilised during the entire lifespan of a project in a systematic, integrated and seamless fashion. This requires a new way of thinking and a somewhat radical change in workflows and work practices.

First, the following interrelated dimensions of BIM deployment at the project level must be understood:

- project-level goals of BIM deployment and the identification of a BIM champion;
- articulation of value proposition for use of BIM for the project as well as all stakeholders;
- implications of BIM on functions and subfunctions within the project life cycle phases; e.g. which functions will be performed using BIM, what will the possible inputs and outputs be?
- information flows between project team members in a BIM environment;
- roles and responsibilities of various stakeholders in relation to BIM by project life cycle phase, and how they differ from current (non-BIM) practices; and

issues about model development, progression and quality through the entire project life cycle.

Alongside the implementation plan it is also important to have a clear understanding of:

- contractual and legal implications;
- insurance-related issues;
- training and education requirements;
- commercial issues; and
- copyright and intellectual property right issues.

## BIM Managers

The role of the BIM Manager is fundamental to its success. As the guardian and champion of BIM in construction and project management, the BIM Manager must be able to engage with all stakeholders, functions and systems in order to achieve a successful outcome.

To support the role and recognition of BIM Managers worldwide, RICS, in collaboration with leading industry figures, has defined competencies that individuals must demonstrate to achieve the professional status of a RICS Certified BIM Manager.

Using BIM on individual projects has

a direct implication on the organisations that are part of the project-delivery network. When looking at BIM at the organisational and inter-organisational level, **these key issues need to be addressed:**

- (1) training and education in BIM (not just model authoring but also model usage and information extraction and processing);
- (2) hardware and software selection for organisation-wide BIM implementation (including compatibility issues);
- (3) BIM projects versus non-BIM projects happening within the organisation;
- (4) BIM experience and capabilities of various members of the team;
- (5) human resource issues including whether or not there are experienced BIM personnel in the organisation;
- (6) ownership of models and data embedded in the models;
- (7) procurement of services so that BIM experience is available at the organisational level;
- (8) risk allocation, risk mitigation and additional risk due to model exchange;
- (9) copyright and intellectual property rights issues based on content development and use;
- (10) contractual issues pertaining to BIM services;
- (11) commercial terms for BIM services and selection of service providers (consultants and constructors); and
- (12) insurance and liability issues on BIM projects.

At the organisational level, it is crucial to develop a 'BIM strategy' that stems from the organisational strategy and is aligned with it. There is a risk of failure if random implementation is carried out.

### Upskilling

The level of BIM expertise is varied in Asia and is dependent on a country's regulatory requirements for BIM implementation and execution. RICS is working with BuildingSMART Malaysia to deliver BIM manager certification and competence based BIM training in the country to encourage greater BIM adoption.

Such training and certification is not limited to Malaysia but will also be rolled out to the region as more developers and consultancies adopt BIM in their design, workflow, construction delivery and facility management.

BIM knowledge is still patchy in South-east Asia and before greater adoption of BIM is seen; expertise and BIM best practice training will be needed to expose stakeholders to the benefits of using BIM as a valued added tool in the construction and asset management process.

### Challenges

In the long run, challenges to BIM adoption will remain. Implementing BIM requires changes in process and practice by all stakeholders. Resistance to change, turf issues and hesitancy to be first to embrace change are common mind-set

barriers. Not all members of the project-delivery network are likely to embrace BIM.

Even in a perfect scenario, where a client and designer are willing to adopt BIM, lack of specialist consultants who are willing to use BIM makes implementation challenging.

While software vendors boast seamless integration and interoperability in the tools they provide, there are still some technological issues that need to be resolved. Specialist consultants, contractors and vendors still use software that is not compatible, which fragments the BIM workflow. For many organisations, the shift from 2D CAD to 3D design to BIM is likely to be a gradual one, but those who cannot or will not adopt BIM will eventually be left behind.

Another barrier is the perceived price of hardware and software, especially from SMEs. Training costs and cost of disruption due to employee training programmes are making organisations think twice before embracing BIM.

Issues pertaining to contracts, ownership of information encapsulated in models, fee schedules, deliverables and insurance are still not completely understood by industry players.

Despite all these hurdles, the benefits of adopting BIM are far-reaching. In the long run at least, organisations that embrace this new way of working stand to gain a competitive edge.

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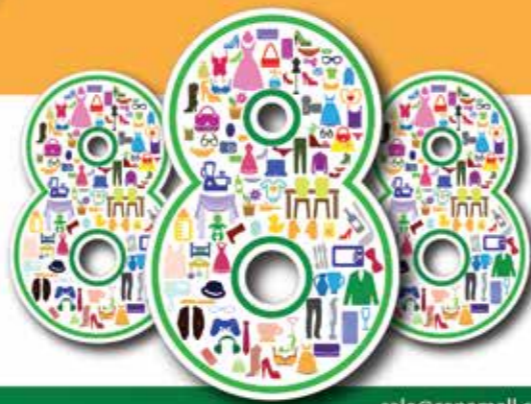


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# Nation's First Oil Refinery Online for 2018



After years of uncertainty and controversy in the local petrochemical sector, Cambodia's first oil refinery plant is expected to go online in 2018 thanks to a USD3 billion joint venture between Cambodian and Chinese firms.



The Cambodia Petrochemical Company (CPC) signed an MoU worth USD620 million in May with the Chinese National Petroleum Company (CNPC) Northeast Refining and Chemical Engineering with phase one engineering works expected to begin in October.

Located on Cambodia's coastal zone, the refinery will be built on a 365 hect-

are landmass between Kampot and Preah Sihanouk province with a capacity of 5 million tons per year or about 90,000 barrels per day (bpd). But it will only produce 2 million tons per year or about 40,000 bpd during its initial operation stage before expanding to a full operation of 100,000.

Since Cambodia is not yet extracting its own oil, the plant is expected to refine imported crude oil from the Middle East until local extraction starts. The plant will be capable of refining both so-called sweet and sour crude – oil with low or high levels of sulphur respectively.

Waste from the refinery will be used to produce fertiliser, tires and other products. 85 percent of the refined oil will serve the local market with the remain-

der being exported overseas.

Speaking at the contract signing ceremony in Phnom Penh in May 2016, Oknha Hann Khieng, the managing director of the Cambodian Petrochemical Company (CPC) said it is time for Cambodia to have an oil refinery to supply the domestic market as well as for export to other countries, especially in ASEAN.

"Since we are the youngest country to have an oil refinery, the new facility will have the latest modern technology with a high standard to get a market share as an oil producer in the region," he told the Khmer Times.

According to Oknha Hann, a number of overseas corporations have investigated the possibility for oil refinery investment in Cambodia over the years, but none of



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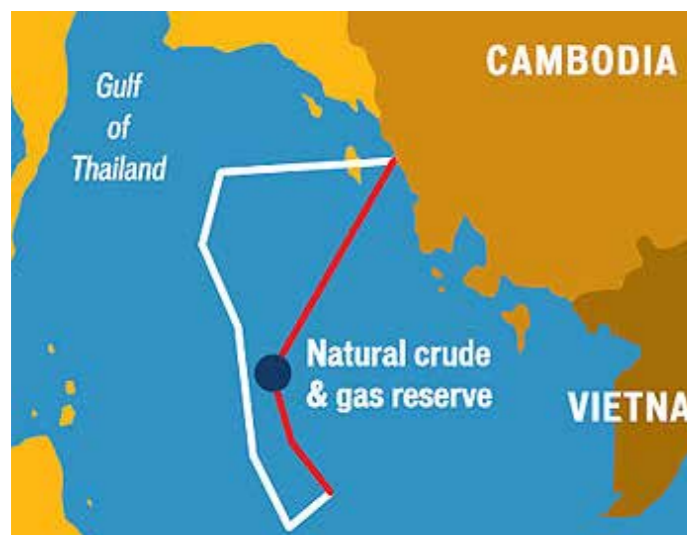
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them invested in a refinery plant. In 2010, Oknha Hann Khieng partnered with a Chinese firm to register the CPC in Cambodia to allow their official cooperation to study an oil investment project in the nation.

After spending years on the procedures and issues related to this refinery investment, the Cambodian Petroleum Authority granted the investment license to the CPC on 15 June 2011 to do a feasibility study for an oil refinery plant.

The CPC fulfilled all the necessary procedures and legal requirements and subsequently received a construction permit to build an oil refinery in Sihanoukville province on 28 December 2012.

CNPC Northeast Refining and Chemical Engineering will manage and implement the procurement and build Cambodia's

first oil refinery. It is an expert in the oil and chemical industry and is a subsidiary of the Chinese-state-owned conglomerate CNPC.

CNPC is one of China's top three oil engineering and chemical corporations. This multi-sector company was listed on the stock market in 2010 with a share value of over USD3 trillion and was ranked the 14th best financial institution among the world's top 500 corporations.

Li Limin, chairman of CNPC Northeast Refining and Chemical Engineering, said, "This first refinery will help develop the country's economy while the plant will be safe by following international standards and be environmentally friendly."

Cambodian Minister of Mines and Energy H.E. Suy Sem, welcomed the refinery

as it is in line with government policy to urge investment in the oil and gas sector so that the country can supply more electricity domestically at a reasonable price.

"I encourage all private sector companies to facilitate and invest in oil and gas more and more," he said.

The refinery was first announced in Cambodia in 2011, but despite securing a USD1.67 billion loan to finance the project from the Chinese Ex-Im Bank in 2013, there has been little progress since.

Deputy Prime Minister H.E. Sok An, who is also the Chairman of Cambodia Petroleum Authority, had said previously that Cambodia's current petroleum demand is more than 1 million tons a year, largely met with imports from Vietnam, Singapore and Thailand.



P.K LIGHT BLOCK  
Green Material Build Strong

# P.K LIGHT BLOCK

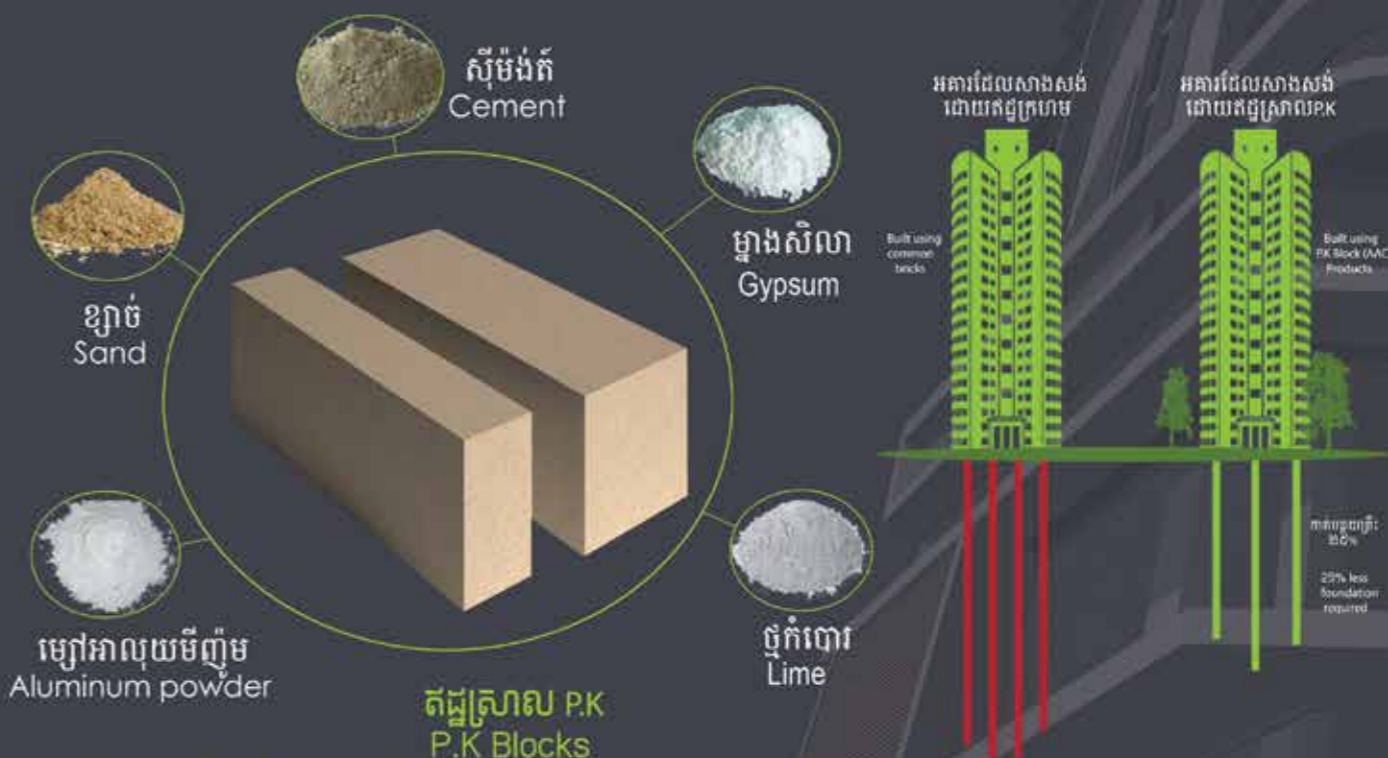
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## តើឥដ្ឋស្រាល P.K គឺជាអ្វី?

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។

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# MLMUPC News

Construction & Property Magazine is pleased to launch a new regular column providing updates direct from the Ministry of Land Management Urban Planning and Construction (MLMUPC).

## ► Land Dispute Working Group Set up

To solve controversial land issues and prevent future conflicts, the MLMUPC established 27 working groups on 3 June. Comprised of technical officials from the ministry, the groups will review land conflicts in all of the nation's 27 provinces/cities. Each team is staffed by four national level officials who will select three conflicts to resolve in their assigned territory before moving to a further three cases until the national backlog is cleared.



## ► Constructions Violated Beach Removed

Having chaired the National Committee for Coastal Management and Development, Senior Minister H.E. Chea Sophara led a technical team comprised of officials from the MLMUPC, the Ministry of Environment, the Ministry of Tourism and local authorities to monitor and remove all illegal buildings constructed on the beaches of Sihanoukville. During a trip on 5 June, they also considered architectural designs for entrance gates to all the beaches in the province.



## ► Switzerland To Help Urban Management

The MLMUPC has requested aid from the Swiss government to assist the land management and registration process in the kingdom. In a meeting on 8 June, Senior Minister H.E. Chea Sophara met with the Swiss Ambassador H.E. Iv Sieber and requested that he forward the request to the Swiss government for future assistance in this sector.



## ► Social Land Concession Department Established

To facilitate its newly-established General Department of Housing (2014), the MLMUPC established the Department for Social Land Concession on 8 June 2016 to manage land concession projects countrywide. The department is headed by a director and a number of officials appointed by the ministry.



## ► Japan To Help Urban Development Issues

On 17 June, the MLMUPC requested an MoU with the Ministry of Land, Infrastructure, Transport and Tourism (MLIT) of Japan to cooperate on the sharing and exchange of information and skills in the fields of land management, urban planning, and land title registration in both countries.

H.E. Senior Minister Chea Sophara, Minister MLMUPC, also requested of his counterpart, Japanese Vice-Minister H.E. Mr. Hideki Miyauchi, the successful implementation of a housing development project for low income families. He also raised the possibility of Japanese support for reconstructing the iconic 1960s-built White Building apartment block in Phnom Penh. The MLIT delegation, MLMUPC, and Phnom Penh Municipality staff subsequently paid a visit to the White Building, to study the condition of the building and the residents to assess the possibility of reconstruction.



## ► World Bank Supports Land Allocation Project

Senior Minister H.E. Chea Sophara also met with Mr. Alassane Sow, Country Manager of the World Bank Cambodia office to discuss the Land Allocation for Social and Economic Development Project II which has a five year implementation time-frame.



## ► Korea Helps Company Online Registration

H.E. Leang Monirith, Under Secretary of State MLMUPC signed an MoU and an Agreement with the Korea Software HRD Centre represented by Mr. Kim Tae Kyung to help online registration of legal companies, enterprises and professionals working in the architectural design and construction sectors. The project is being financed by the Korea International Cooperation Agency (KOICA).



# PhnomPenh City Hall Diary

Construction & Property Magazine is pleased to introduce a new regular feature bringing all the latest news from Phnom Penh City Hall.

### ► Design Options Proposed For BKC Traffic Light

City Hall and experts from relevant public and private companies discussed the several options of design plans for the BKC traffic light (Canada Bank). The final design has still not been selected as City Hall needs more time to study more detail the impact of the project.

They also studied the possibility of building four more sky bridges to ease the traffic at the Kbal Thnal Bridge vicinity located in Chamkar Morn District. Construction of a new sky bridge at Kbal Thnal needs to kick off soon despite some ongoing controversy.



របាយការណ៍សង្ខេបអំពីជំរើសសាងសង់នៃគំរោងស្ថានភាពស និង ផ្លូវក្រោមដីព្រះមុនីវង្សថ្មី

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### ► Privatizing Public Park Management

City Hall will transfer the management and maintenance duty of the city's public parks to private companies in exchange for giving them the free public space in those parks for advertising.

In a meeting on 13 June to review the draft contract, H.E. Pa Socheatevong said there are currently 11,000 lamp posts in the capital which require upgrading to the LED lights. To date, the company has upgraded 2,000 lights.



### ► 600 CCTV Cameras Installed

Security has remained a key issue for Phnom Penh and on 15 June City Hall hosted a meeting to review works on installing CCTV cameras on all the capital's traffic lights. Led by Phnom Penh Deputy Governor H.E. Suy Sareth, 600 CCTV cameras will be installed under a service contract with the HSC, ZTE and CFOCN companies. Installation work will take place from 30 July to 10 November.



### ► Transforming waste to Fertilizer

To tackle the worsening issue of solid and liquid waste management, Phnom Penh Deputy Governor H.E. Ieng Annun, held a discussion with the Japan International Cooperation Agency (JICA) and the Japan-based Hayashida Company on a project to transform waste mud and vegetable waste into composted fertiliser.





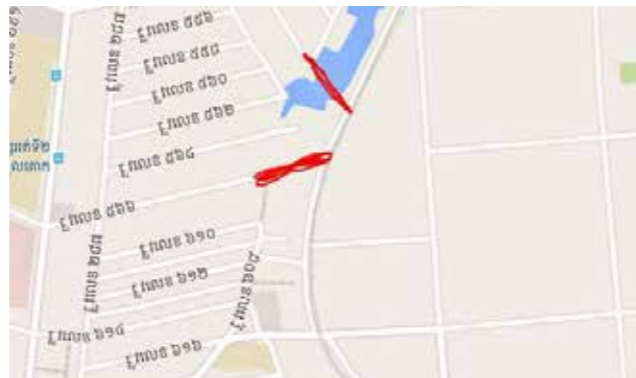
► **Mitigating The Rain Flood**

Responding to the flooding caused by heavy rain in the vicinity of Phnom Penh International Airport, H.E. Pa Socheatevong led a team to monitor the digging of a canal to release water from a main canal along the railway track connected to Toul Sampov canal at Sangkat Phnom Penh Thmey. This new release canal has been dug 8 metres deep and 4 metres wide using two excavators. On the same day, they also monitored the construction of the Toul Kork II Pumping Station at Toul Kork District and the construction of the Bak Tuk concrete canal at Russey Keo District. The pumping station will start operation in late July 2016.



► **More Boeung Kok Roads Opened**

To relieve traffic congestion, the Phnom Penh Governor urged construction to open roads R7, R8, R9 and R10 that will connect Toul Kork District to Daun Penh District along the railway track. Once complete, these roads will greatly contribute to the reduction in traffic jams for people commuting around Tumnap 70, the Council of Ministers and the Toul Kork roundabout.



► **Boeung Kok Roads Named**

To ease traffic in front of the Council of Ministers and the Prime Minister's Office, City Hall hosted a meeting on 20 June to review road construction in the Boeung Kok area that has the potential to relieve congestion between the Council of Ministers and the Tuol Kork area. Chairing the meeting, Phnom Penh Deputy Governor H.E. Suy Serith, discussed the names to be appointed for all the roads on Boeung Kork and raised the potential of building another road near the Boeung Kok Mosque.



► **City Requires More Parking Spaces**

Parking space has been a serious problem in Phnom Penh where over 300,000 cars and over 1.2 million motorbikes are commuting daily. On 21 June, Phnom Penh Municipality conducted a meeting on the request to establish two parking lodges for cars and motorbikes around the Night Market and north of Sunway Hotel. H.E. Suy Serith, Phnom Penh Deputy Governor advised the technical officials to study again for the possible parking lodges at the north of Wat Phnom child playground and the west and north area of the Council for Development of Cambodia (CDC) and east of Wat Phnom.



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\*The World Market for Electronic Physical Access Control Equipment Report, IMS Research, June 2013.

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# Lighting Up in Style, the French Way



Kollian Koy, Co-Founder and CEO of Maison Bienvenue

A high-end retailer of leading French lighting brands is the latest addition to the booming Cambodia property decoration sector. In an exclusive interview, Kollian Koy, Co-Founder and CEO of Maison Bienvenue explains how the company plans to transform the market's understanding of quality, craftsmanship and beauty in lighting.

**What inspired Maison Bienvenue to enter the Cambodian market?**

Maison Bienvenue represents the most famous / important brands of French lighting worldwide. Given the close historical links between France and Cambodia, it was just natural to represent

those brands in Cambodia where there is a lack of high-end lighting in front of the increasing number of residential and commercial estates.

**What lighting applications will you**

**be supplying in Cambodia?**

Maison Bienvenue offers a wide range of high-end lighting hand-made in France in full lead crystal, porcelain, bronze-coated with 24 carat gold and metal with various finishing such as copper, brass, nickel or graphite.

**What distinguishes your lighting products from other brands?**

The French lighting brands introduced by Maison Bienvenue are handcrafted in France in compliance with a historical expertise that guarantees authenticity and quality, but most importantly respects the European standards which are among the most rigorous in the world.

Each of our brands has its own specificity, style and design:

With BACCARAT, we offer the most luxurious crystal lighting in the world. With TISSERANT, we offer the best of bronze lighting with 24 carat gold gilding.



With LUCIEN GAU, we offer French style bronze lighting with various finishing –

Bohemian crystal or rock crystal – depending on the model. With BERNARDAUD, we offer a creative and artistic approach with porcelain lighting for art lovers. And finally with CVL, we propose an alternative modern design hand-made in France for contemporary interiors including residential or commercial projects.

Through these brands, we cover all range of price and all types of needs.

**What benefits and experiences can buyers expect when they choose your brands?**

The brands represented by Maison Bienvenue are historic brands (Baccarat - 250 years, Bernardaud - 150 years, Lucien Gau - 156 years, etc.) that offer products designed to last over time and are recognised on a worldwide scale. Their products are of timeless beauty and unmatched wealth whose perceived quality is immediate. In our showroom in Phnom Penh, we provide a private and personal welcome and we guarantee a perfect knowledge of our products and our brands. Our advice is tailored to the needs of our customers and to each project. Each of our products can be integrated into a 3D rendering for a decision in context. For demanding customers, we can even make customised lighting with a wide choice of materials, colours and finishing.



CVL Lighting - Arborescence collection



Tisserant Wall lighting Cor de chasse collection 3 light with gold gilding 24 carats



**MAISON BIENVENUE PHNOM PENH**

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Last but not least, we guarantee a direct relation with our brands; which means a competitive price with delivery and installation included in Cambodia and a dedicated after-sales services and the availability of the spare parts for each of our products.

**Who are your target customers in Cambodia? Do you intend to target property development projects as well, and if so which kind?**

Our customers are, on the one hand, wealthy individuals who want to integrate exceptional chandeliers into their house project. With our products, they can express their taste and difference,

in accordance with their social status. On the other hand, we negotiate with professional customers who are looking for quality products in compliance with European standards. That is why we offer the CVL lighting: its contemporary style meets the demand of interior designers for condominiums, boreys, commercial projects and hotels, etc. And our stunning Baccarat or Tisserant brand lighting chandeliers also dress upcoming luxury 5 star hotel projects in Cambodia, just as in the prestigious palaces of the world.

**Will you also be offering lighting design services as well as products in Cambodia?**

Maison Bienvenue supports individuals as well as professionals in choices of lighting adapted to their project (style, number of light, location, size, colors, etc.). Maison Bienvenue also offers a customisation service on existing products and a custom-made service as well.

**What is your assessment of the current quality, range and choice on offer in the Cambodian lighting market?**

The Cambodian market is characterised by an abundant supply of cheap lighting made in China, often copied from French or Italian styles that do not bear the mark of a great manufacturer.



Baccarat Chandelier Zenith collection  
64 lighth

The bottom of the market is composed of glass lighting (some falsely called crystal) or synthetic crystal (acrylic plastic which tarnishes with light), the middle market with Bohemian crystal (more affordable but with a limited one year warranty) and the top of the market with Maison Bienvenue lighting brands (crystal Baccarat France with a lifetime guarantee or 24 carat gold gilding with epoxy protective varnish for long term use).

At this level, Maison Bienvenue is the only brand in Cambodia and Southeast Asia today to offer lighting products of this quality, hand-made in France, and to provide lighting in crystal or in 24 carat gold gilding with unmatched customisation possibilities.

**Based on your global experience, what are the major issues related to lighting in buildings in Cambodia, and what can be done to overcome them?**

The quality of lighting used in the current projects in Cambodia cannot be grasped. The devel-

opers only think of lighting in a functional way. Indeed, the

operators reserve a very tight budget for equipment, including lighting. They all rely on design and communication to position their projects at the high-end or luxury market.

On the contrary, we think that lighting has to be a part of the overall design because it brings an aesthetic tonality and enhances the quality of the project.

For example, many projects have a French name because France is still synonymous with quality, refinement and prestige. France and French quality allow for better sales. If they are positioning themselves with this idea of French luxury, our view is that developers need to go further in their approach and include some French lighting in their projects.

We believe it is necessary to have some overall consistency so that the customers of these projects trust not only what they are being told but also what they see and what they touch.



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# Safety First: Evaluating Concrete in Use

By Mr. Lim Eng Heng (Executive Director and Chief Executive Officer),  
Branch of CAST Laboratories Pte Ltd

Engineers may need to evaluate the conditions of concrete in structures while in service for a number of reasons, which include investigating signs of distress and quality control checks on new structures, assessment for change of exposure and routine maintenance.

The primary objective of a structural investigation of an existing building is to determine the condition of an existing structure and its structural components in relation to its present and future performance. It further supplements information regarding details to determine the extent and cause of visible defects in reinforced concrete elements. An attempt has been made to include a typical case study on the assessment of an existing old structure which was showing signs of deterioration of concrete and corrosion of reinforcement.

These types of investigations have

become an area of increasing significance for many years. As the number of ailing / deteriorating structures increases, there is a need to develop a systematic testing approach for the diagnosis and assessment of existing buildings.

**The need for structural investigation may come from one or combination of the following:**

- Statutory requirements or safety checks
- Change of ownership
- Change of use
- Visible defects
- Periodic inspection as a part of planned maintenance
- Additions and alterations to the building
- Fitness for new purpose

Generally, assessment is carried out in different stages in order to be more objective. The main stages derived from the different stages are summarised in table given below:

**Case Study 1:** Assessment of 2-storey building which was used a theatre

**The investigation was divided into two stages as follows:**

**Stage 1:** focus was made on a global survey of the structure based on visual examination of defects. Location of the structure with respect to surroundings must also be analysed due to environmental effects

Desktop study consisting of review of existing drawings, if any, past and present usage, alterations, renovations or repair works and the client's present requirement or need e.g. change of loading / utility if any etc.



STAGE 1	Aim	Steps
Visual Survey	<ul style="list-style-type: none"> <li>☒ Building survey, defect mapping is undertaken efficiently according to gridlines</li> <li>☒ To understand the behaviour of the structure</li> <li>☒ To select areas for investigation / field in-situ testing /sampling</li> </ul>	<ul style="list-style-type: none"> <li>☒ Historical data collection</li> <li>☒ Visual inspection and photo documentation</li> <li>☒ Tabulation of defects</li> </ul>
STAGE 2		
Detailed investigation	<ul style="list-style-type: none"> <li>☒ To get reliable and sufficient data for assessing the structure with high confidence</li> </ul>	<ul style="list-style-type: none"> <li>☒ Non Destructive test</li> <li>☒ Physical and chemical tests</li> <li>☒ Field sampling and subsequently lab testing</li> </ul>
Interpretation of results	<ul style="list-style-type: none"> <li>☒ To use the recorded and observed results for assessing the current performance of the structure specific to the clients requirement</li> </ul>	<ul style="list-style-type: none"> <li>☒ Evaluation of areas of distress / deterioration in building</li> </ul>
Recommendations	<ul style="list-style-type: none"> <li>☒ To comment what further actions are necessary either for repair, strengthening or more detailed additional investigations and surveys</li> </ul>	

Once the above is done, selection of test areas can be formulated

**Stage 2:** This stage provides required information for the assessment of the structure. Many methods or techniques varying from non-destructive to semi-destructive are available for testing the various structural elements including footing. These techniques are outlined below:

- ☒ Cover meter survey
- ☒ Rebound hammer
- ☒ Core testing
- ☒ Windsor probe test
- ☒ Carbonation test
- ☒ Ultrasonic pulse velocity test for durability, quality and uniformity of concrete
- ☒ Water absorption on core sample
- ☒ Chemical analysis on concrete sample

- ☒ Physical properties of reinforcement bar
- ☒ Corrosion probability test on reinforcement bar
- ☒ Trial pit investigation for type, size of foundation etc.
- ☒ Plate load test for bearing capacity of soil

A combination of tests is an essential part of the investigation in order to establish the material property. As an example UPV compliments the core tests results. Once field work and lab testing are completed, results obtained from the investigation work are carefully studied for getting an indication of material property.

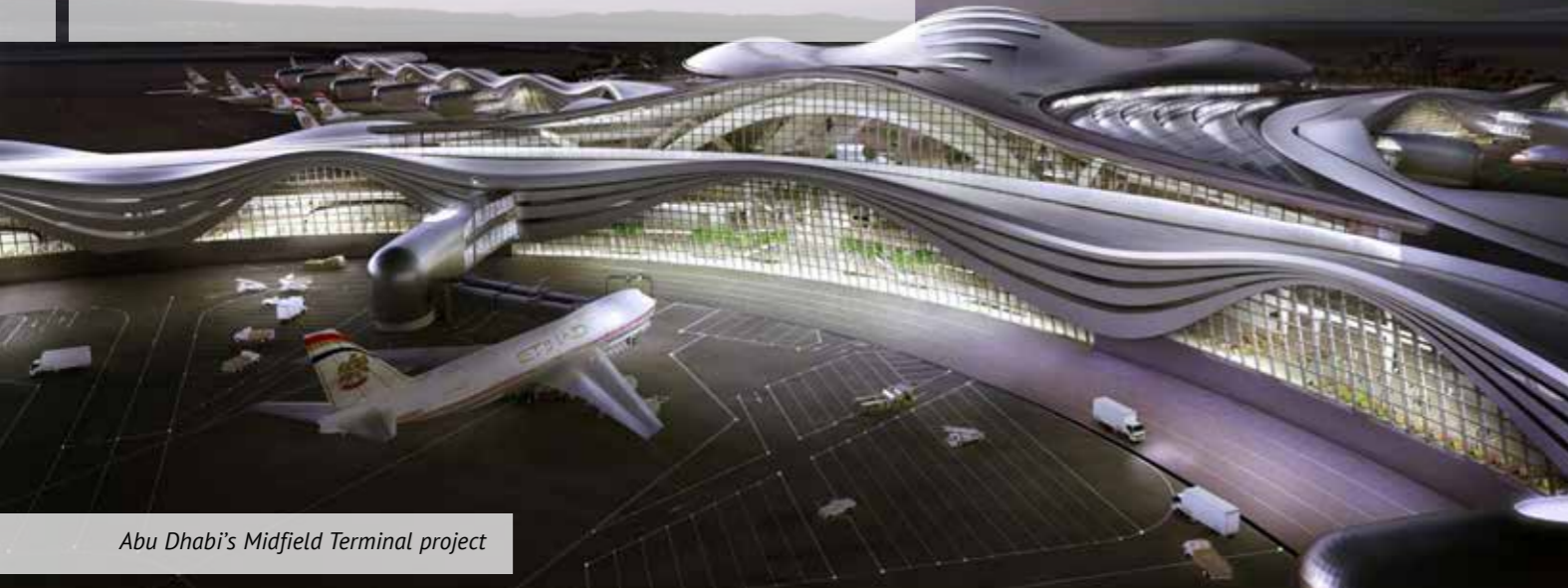
Where signs of corrosion are visible, it is likely that there is corrosion activity in other parts of the structure, hence when symptoms of reinforcement corrosion exists in a structure, the following tests are usually carried out to diagnose the defect:

- ☒ Depth of cover
- ☒ Carbonation depth
- ☒ Chloride content
- ☒ Density of concrete
- ☒ Permeability of concrete
- ☒ Cement content
- ☒ Strength of concrete and steel
- ☒ Half-cell potential mapping for probability of corrosion
- ☒ Sulphate content in concrete

Conclusion and recommendation will be made based on the test results. Further, reference will be made to what future course of action is necessary e.g. like repair, strengthening or periodic monitoring of crack defects.

Thus, structural investigation of existing structural elements enables engineers to establish structural strength, load carrying capacity of different elements, layout details and conditions of the elements.

# How BIM Helps Construction Works



Abu Dhabi's Midfield Terminal project

Building Information Modelling (BIM) is now a leading system serving the global building industry during the construction period. Construction & Property Magazine spoke exclusively with Kaushik Chakraborty, South East Asia Vice President for Bentley Systems— a world leader in architecture and engineering software solutions - about how BIM can help construction works.

## What are Bentley's services related to building construction?

Around the world, engineers, architects, and constructors are using Bentley software to accelerate project delivery and increase their return on investment (ROI). Bentley's CONNECT Edition software provides a common environment to improve the delivery and performance of infrastructure projects from design through to construction to operations. We are continuing to release our CONNECT Edition applications, and among those available now are ProjectWise CONNECT Edition – Bentley's comprehensive work-sharing solution that supports the entire project supply chain; Bentley EADOC – our cloud-based construc-

tion project management and contract control solution; Navigator – enabling BIM Reviews and issue resolution; and Advanced Work Packaging – which streamlines construction execution. Bentley is dedicated to making continued enhancements to its offerings in order to fully support the evolving needs of the AEC industry.

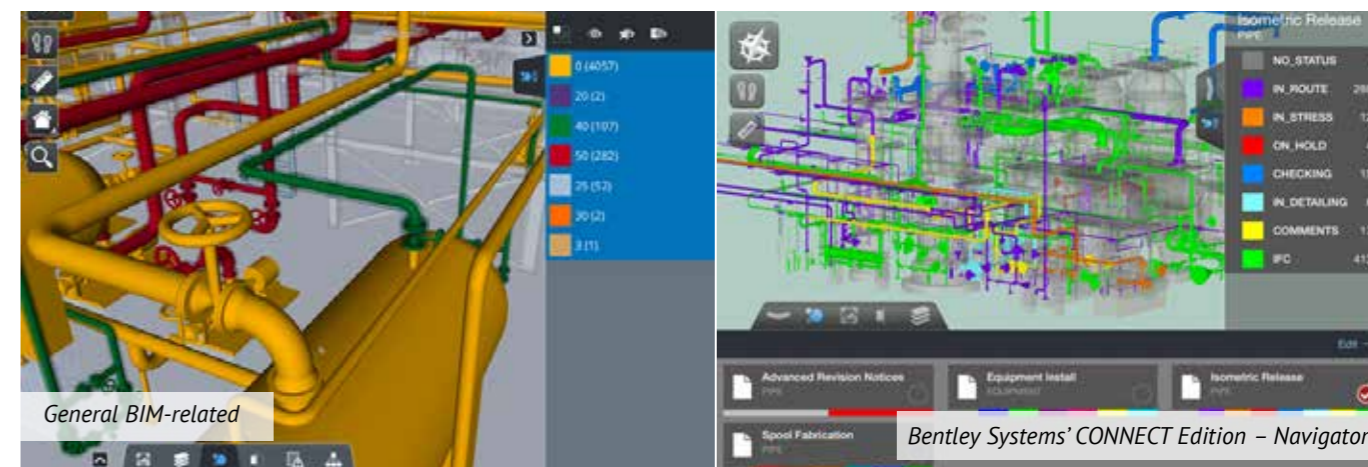
## What is Building Information Modelling (BIM)? How can it help during construction? What makes BIM better than other similar building software solutions?

Bentley's BIM methodologies can be described as a coordinated set of processes, supported by technology, which adds value through creating, managing, and sharing the properties of an asset throughout its lifecycle. The benefits of adopting BIM processes are becoming impossible to ignore if organisations want to remain competitive. Combining people, process, and technology, BIM advancements enhance design collaboration, reduce rework, and improve productivity, which results in better-built assets. In response to our user's requests for

easier ways to perform BIM and constructability reviews, Bentley offers technology that integrates data-rich models with project information to build a virtual representation of the asset. Engineers then have the ability to test constructability, performance, and sustainability models before any physical work begins, minimizing design errors and costly construction re-work, and enabling constructors to build the most durable and green assets possible.

## What type of building projects can BIM be applied to? What particular aspects of the building project does BIM usually focus on?

It should be said that a BIM methodology is not limited to buildings; it is being applied to infrastructure projects of all types and sizes. A project that exemplifies successful implementation of BIM processes is the Midfield Terminal building for Abu Dhabi's new international airport. The USD3.2 billion project demanded that a BIM methodology be used to construct the 750,000 square-foot facility. ProjectWise enabled Consolidated Contractors Company (CCC),



General BIM-related

Bentley Systems' CONNECT Edition – Navigator

the construction manager on the project, to create a common data and modelling environment, together with BIM processes that enabled it, to communicate project information with stakeholders. This enabled project team members to easily access models and data from any location, safe in the knowledge that they had the latest information. Using Bentley's AECOsim Building Designer and Navigator products, teams could then pull data stored in ProjectWise and perform automated clash detection, resolution, and design coordination. CCC's BIM methodology delivered an extraordinary ROI. In one example, automated clash detection greatly reduced costs and resource hours, helping it save USD5 million and 900 hours just by eliminating one major clash on the project.

## BIM was also applied on the terminal expansion at Phnom Penh International Airport. How does this system help on



Kaushik Chakraborty, Bentley Systems South East Asia Vice President

## the building process of airports?

Airports are complex projects due to the various disciplines that have to be integrated within them. It is estimated that there could be up to 40 to 50 different systems in a typical airport, compared to the 10 to 15 on a regular commercial project. As a result, the role BIM plays is crucial to integrating the designs of these systems, documenting the asset information, and coordinating collaboration between the various stakeholders involved during design, construction, and operation of the infrastructure assets delivered.

Often considered gateways to a nation, airports need to combine the most aesthetic, comfortable and effective design of spaces. As with all other transportation terminals, for example railway stations, airports need to be constantly maintained, in order to achieve maximum operational efficiency, comfort and security to its occupants with the least disruption possible.

BIM methodologies provide the ability to design, visualise, and simulate the various architectural, engineering, and construction elements of a project on a digital platform. In so doing, it can provide detailed and critical insight into how a project will perform under various conditions. The result being that a design can then be optimized, in terms of cost, safety, delivery, or aesthetics, something we call 'optioneering' at Bentley.

The application of BIM processes doesn't stop at project completion. A lot of information valuable to the owner of an asset during the operations and maintenance phase, is created during design

and construction. A fact that is often forgotten or ignored due to the limitations of technology, or simply because it has always been the way things were done. Through the common technology platform on which our ProjectWise and AssetWise solutions are delivered, Bentley connects these phases of an asset's lifecycle providing, for example, the ability to link as-built digital models with asset management systems, in turn enabling better informed decisions during operations.

## Are many construction projects in Cambodia using BIM now? What would you like to see changed to building projects in Cambodia?

Cambodia is a new and growing economy with a huge demand for new infrastructure. This provides an opportunity to leverage new technology and BIM processes that could help design and build efficient infrastructure.

BIM methodologies are not a new concept in Cambodia. While it has been confined mostly to large infrastructure projects; water supply, waste water management, and utilities such as electricity and telecommunication projects funded and managed by the government, the advancement of BIM technologies, and the proliferation of processes and standards, now makes it more affordable and therefore accessible to smaller projects. This, with the country's exposure to more advanced markets like Singapore and Malaysia, has had a ripple effect on projects in Cambodia, and in the near future we suspect BIM processes will become the norm on all projects.

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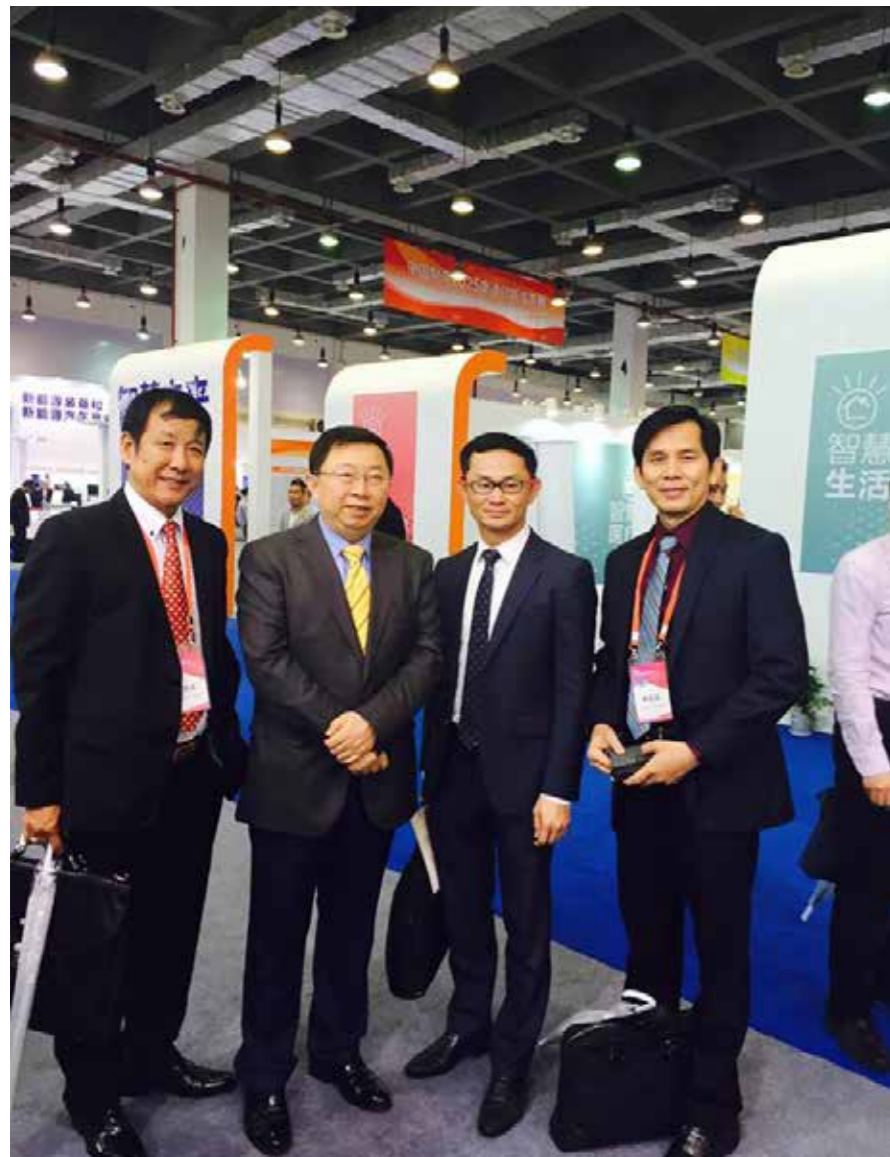


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# New China ASEAN Construction Club Born



**T**o strengthen partnerships between the building industries in China and ASEAN, the China-ASEAN Construction Industry Cooperation Committee was established in May.

The committee is the fourth building industry group spanning the two regions to promote business relations between Chinese construction-related firms and their ASEAN counterparts. It follows the China-ASEAN Building Materials Cooperation Committee (est. 2015) and the China-ASEAN Business Council and China-ASEAN Business Association (est. 2014).

The China-ASEAN Construction Industry Cooperation Committee is a non-governmental and non-profit business organisation for the China-ASEAN construction industry. It was established and is led by the China-ASEAN Business Council and the China-ASEAN Business Association which are jointly responsible for monitoring the committee.

The club has two co-chairs - one Chinese and one ASEAN side - and uses English as the operating language. The committee's Chinese secretariat is based within the Nantong Construction Industry Association and works under the chairman on the Chinese side.

While Brunei Darussalam has been appointed as the co-chair for ASEAN side this year, Cambodia will be appointed as the co-chair for 2017.



"I hope that China can assist Cambodia, a less-developed member of ASEAN, to develop Cambodia's economy; and encourage Chinese firms, contractors and building materials manufacturers and suppliers to further explore Cambodia's construction industry by investing more in construction projects in Cambodia," said Oknha Hann Khieng, Vice President of the Cambodia Constructors Association (CCA) who signed the membership enrollment on behalf of Cambodia.

Based on the club's MOU, the committee will set up 50 member companies for the first batch with 20 Chinese companies and another 30 companies from ASEAN member states (3 firms for each country). So far, only Cambodia, Malaysia, Brunei Darussalam, Indonesia and Vietnam are the members of this club, while the remaining ASEAN member states are still considering.

At the China-ASEAN Construction Industry Cooperation Summit and Inauguration Ceremony, the parties also agreed on the "Nantong Consensus" to strengthen China-ASEAN Construction Win-win Cooperation. They also signed an MoU to strengthen bilateral relations in the construction market.

After joining the club, Cambodia expects to receive billions of dollars in loans to finance various projects. CCA Vice Chairman Oknha Hann Khieng said Cambodia is expected to receive up to USD1 billion of loans this year alone from the funds the committee plans to use to support its ASEAN member states.

"The loans are for any construction-related projects including green and renewable energy projects proposed by the Cambodian government or local companies which are members of the China-ASEAN Construction Committee,"

he told Construction and Property Magazine.

According to a report from the Ministry of Land Management Urban Planning and Construction, 86 Chinese construction-related companies currently operate in Cambodia. There are 58 construction firms from ASEAN including 28 companies from Vietnam, 13 from Thailand, 12 from Malaysia, and 5 from Singapore. There are 516 Cambodia-based firms.

In terms of foreign construction investment in Cambodia, Korea ranks top and China ranks second, though China would be first if financial aid from the Chinese government, was included.

Cambodia has also joined the China-ASEAN Building Materials Cooperation Committee last year and was appointed as the co-chair for the ASEAN side.

# ACF Approves Myanmar Membership



Mr. Meas Preoksa, Secretary to CCA Vice President Presented on Behalf of CCA at the Summit.



**A**fter two years of protracted negotiation, the ASEAN Contractors Federation (ACF) has finally admitted Myanmar as a member of the regional association at its 41st council meeting.

Convened at Bangkok, Thailand on 3 June, 2016, the assembly admitted the Myanmar Construction Entrepreneurs Association (MCEA), representing the building industry of Myanmar as its eighth member.

The MCEA was established in 1996 and became a civil society social association registered with the nation's Ministry of Home Affairs. Initially established with 150 members, it has grown to currently include 1,650 members.

The association has played an active role in construction developments nationwide, evolving the development of economic, social and civil sectors as well as working to assure peoples' ownership of housing facilities.

Laos has also indicated its interest in joining the ACF, but could only attend the 41st meeting as an observer. While

the Thai Contractors Association (TCA) has been assigned to bring Laos into the federation, it is expected that this landlocked nation will become the ninth member following the expected establishment of its own national contractor association.

Brunei Darussalam's membership seems to need more time since it does not have a contractors association and has not yet expressed great interest in joining the federation.

Jointly organised by the ACF and the Thai Contractors Association, the council meeting discussed various issues arising in the region.

First, they moved a big step towards the ACSTST Program; an effort to train construction workers in ASEAN to single standards. The Singapore Contractors Association Limited (SCAL) reported that it had found consultants to develop the Train the Trainer and Module 1 would cost about USD15, 000.

After much deliberation, six countries confirmed they will each undertake to roll out the Train the Trainer program

with their own funding. They are: PCA on Formwork, SCAL on Reinforcement Bar, MBAM on Structural Steel, VACC on Tiling, ICA on Plastering, and TCA for Brick Laying. The Cambodian Constructors Association (CCA) has not yet proposed its training program.

The ACF has pushed to speed up this program to harmonise construction-related skills within ASEAN countries and has requested that members undertake respective courses to submit the revised program and module to ACF for review and approval.

The proposed ACF Directory, which will list all companies registered with each ACF member countries in ASEAN, is also progressing well. The SCAL has already firmed up advertisers and requested all members to submit their association profile and background for the ACF directory by end of June 2016 and to indicate how many copies they require.

The council meeting also announced that the 42nd ACF meeting will be held this year at Naypyidaw, Myanmar.

On the sidelines of the summit, a special seminar was also organised 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.

The ACF Chairman, Mr. Ng Yek Meng admitted that the ASEAN Economic Community is missing its deadline for full integration and believes the ACF is a key platform to propel the region's integration.

"Economic slowdown or not, the ACF remains a platform for us to share and learn from each other. We need to continue harnessing new design and construction technology to improve productivity," he said.

Mr. Ng went on to say that to protect the environment, all members should also join with the rest of the world to adopt a greener and more sustainable way of construction to build and develop our cities. He asked for closer coopera-

tion so as to organise relevant exhibitions, seminars and conferences together to benefit all members.

The ASEAN Constructors Federation was established on 30 May 1985 and has been holding two annual council member meetings for 31 consecutive years wherein council members discuss business matters arising in the ASEAN construction industry.

Its eight 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), Vietnam Association of Construction Contractors (VACC) and Myanmar Construction Entrepreneurs Association (MCEA).



## Minister Chea Sophara Endorses CCA Activities

Three months after being appointed as the Minister of Land Management Urban Planning and Construction (MLMUPC), H.E. Senior Minister Chea Sophara has endorsed his activities organised by the Cambodia Constructors Association (CCA).

In a meeting on 23 June to express support for his appointment, H.E. Chea Sophara endorsed the actions and activities organised by the CCA to develop Cambodia's construction industry.

"In principle, I support the association's missions and activities so far. I also need the association to support to the ministry back by continuing to raise Cambodia's good profile to internation-

al arenas since the association has a wide network among local and international investors in the sector," he said.

He also proposed to host seminars by gathering experts from the ministry and the association's members to share knowledge and experiences as well as hearing comments from each other. He also initiated the idea of field trips for architects and project managers from Cambodia to construction sites in neighboring countries to learn about advancements in the industry.

Neak Oknha Pung Kheav Se, representing the CCA agreed to strengthen relations and work with the ministry. He also introduced the benefits of using advanced construction software

Building Information Modeling (BIM) to the minister, hoping to apply this system in Cambodia after the CCA teams had learned the technology from the Building and Construction Authority (BCA) of Singapore.

H.E. Chea Sophara expressed interest in BIM and asked the ministry officials to learn more from the CCA technical team about the potential of applying it in Cambodia.

After being established in 2011, the Cambodia Constructors Association signed an MOU with the MLMUPC in 2013 to promote information sharing and cooperation in the building industry.

## Safety Training Centre Initiated

Amid the current building boom, thousands of construction workers in Cambodia risk their lives for a daily fee of less than USD10. To tackle this issue, an initiative to establish the first construction safety training centre is underway and hoping to start training workers soon.

After witnessing the lack of professional certified safety training in Cambodia, Stephen Bradley, managing director at Bradley and Associates, initiated a safety training centre that will target not only workers in the construction industry but also in other sectors.

Founded in 2014, Bradley and Associates provides professional consultancy and training services in Occupational Health and Safety (OHS), and other safety-related issues.

The proposed training school was initiated under a recently signed MoU between Eurocham and the Ministry of Land Management, Urban Planning and Construction (MLMUPC) to improve building standards in the construction sector, including OHS. The plan was discussed on 6 May at the first construction forum organised by the European Chamber of Commerce in Cambodia (Eurocham) and the Cambodia Constructors Association (CCA), focusing on the theme of 'Occupational Health and Safety and Worksite Safety'

To date, much of the ground work for the centre has been laid down through initial discussions with a large local

Cambodian-owned construction company that backs the initiative. Land in Phnom Penh for the centre has already been selected while the unspecified budget for construction may be financed via the UK-based Institution of Safety and Health.

Bradley's vision is to transform the centre into a self-funding institute through training fees and other sponsorship. "The aim would be to have all training verified and certified by the Cambodian government, so that a national standard in OHS would be established," Post Property reported him as saying.

Bradley hopes the centre will open and offer basic training by the end of 2016. He also sought support from the Cambodia Constructors Association (CCA), a privately-run building group which represents constructors in Cambodia.

Representing the MLMUPC at the construction seminar, Secretary of State H.E. Pen Sophal said the ministry endorsed the idea of the training centre since safety at construction sites is one of the ministry's main priorities. He also stated that the long-awaited construction law



expected to be enacted at the end of this year will also cover safety issues but stressed that more time is needed to implement the law.

"Safety has become a major issue for the MLMUPC," he said. "We have the proper legal framework to implement the construction law but it takes time."

He also mentioned that the ministry is drawing up regulations to govern the construction sector by replicating the international safety standards set by other Asian countries.

According to a survey by the ministry, Cambodia's construction industry generates around 200,000 to 250,000 jobs for people daily. About 70 percent of them work on building sites in Phnom Penh. Non-skilled workers earn USD6 to USD7.5 per day, skilled workers earn from USD12.5 to USD15 per day, while engineers and architects earn from USD350 to USD2,000 per month.

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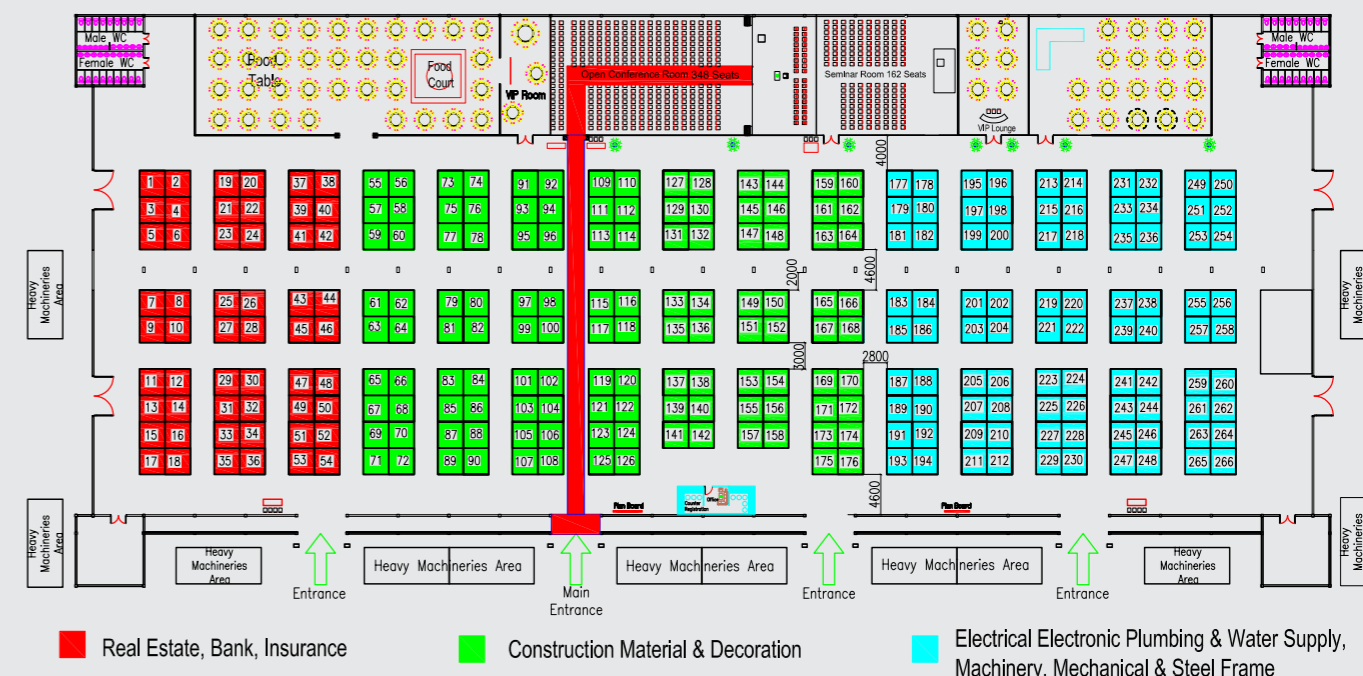
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Booth Plan for 5th CCA Summit & Cambodia Construction Industry EXPO on 1 - 3 December 2016 at Diamond Island Convention & Exhibition Center



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Location: Along Cheung Ek Road, 5.5km from Khmer Brewery and 4.5km from Cheung Ek killing field  
\* Good location for Factory and Borey  
Tel: 077 566 888

**LAND FOR SALE IN PREK**  
① Land Size: 40mx200m (US\$75/m<sup>2</sup>) ② Land Size: 40mx200m (US\$70/m<sup>2</sup>)  
Location: Prek Eng (About 5km from Chbar Ampov Bridge)  
\* Good location for Villa (Existing road 8m wide)  
Tel: 077 566 888

## Cooling Vietnam's Hot Property Market

Having experienced surging growth amid stagnation in other ASEAN markets, Vietnam's property sector has had cooling measures imposed by a government nervous of the market overheating.

The State Bank of Vietnam announced that from 1 January 2017, commercial institutions will be allowed to use no more than 40 percent of short-term funds for mort-

gages and other real estate lending. Credit exposure risk for the real estate business is also to go up from 150 to 200 percent.

The bank's measures are intended to deter a speculative property bubble given that the outstanding real estate loan balance has been growing at an annual rate of 10-15 percent, reaching a total of USD17.42 billion in 2015, according to Property Report.



## Qataris Buy Singapore Tower

Asia Square Tower 1, a landmark premium Singapore office skyscraper has been sold to a fund to the Qatar Investment Authority (QIA) for USD2.45 billion, reports World Property Journal.

The world class building has the largest floor plate in the iconic Marina Bay area and has been awarded Green Mark Platinum status.

Rob Blain, Executive Chairman of CBRE Asia Pacific told World Property Journal that the sale, "underlines the strong demand for prime core assets around the world, and the ongoing appeal of real estate as a prized asset class," and has also helped Singapore, "cement its position as one of the most important commercial real estate markets in the world."

## Asia Pacific Commercial Investment Tumbles



Total commercial property investment turnover in Asia Pacific tumbled by 36 percent in Q1 2016 according to a CBRE report.

CBRE's Q1 2016 Market-view blamed the decline on a weaker economic environment, stock market volatility and risk-averse investors, although it did note that Asian investors remain confident.

Chinese investors in par-

ticular have remained active, especially in Hong Kong where China Everbright Limited purchased the Dah Sing Financial Centre for USD1.3 billion. However, despite such headline purchases, traditionally strong markets like Australia and Japan have seen significant drops in transaction volumes.

It is yet to be seen what impact the recent Brexit will have on investment in Asian markets in the remainder of 2016.

## ASEAN Resorts Look to the Skies

Airport upgrades and new constructions are taking place across ASEAN's top resort areas to increase tourist numbers and drive their real estate markets.

According to Property Report, this trend aims to bring a number of positive local and regional benefits. Greater access and awareness through better connectivity serves as a catalyst for local investment and employment in improved

tourist infrastructure and services. As a result land prices rise and internationally-branded resorts seek properties to develop.

Cambodia, Vietnam, the Philippines and Indonesia have been investing heavily in increasing capacity and facilities in key tourist resort areas outside their capitals. Cambodia recently doubled capacity at its coastal Sihanoukville airport.



## Japanese Investors Lead in Vietnam



A stable economy, robust real estate market and a dynamic, savings-focused young population are attracting significant numbers of Japanese property investors to Vietnam.

Japanese firms Sanyo Homes, Creed Group, Hankyu Realty Co Ltd, and Nishi-Nippon Railroad Co have all entered partnerships with Vietnamese companies this year to invest in mixed-use and resi-

dential property developments in the south of the country.

Sanyo Homes are the latest to enter the market, developing a USD25 million condo project in Ho Chi Minh City.

Vietnam drew USD239.78 million in FDI for real estate in the first quarter, according to the Ministry of Planning and Investment's Foreign Investment Agency.

## Real Estate Helps Drive Myanmar Growth

Myanmar's real estate sector is at the heart of 2016 economic growth projected to be the fastest in the Asia Pacific region.

The Asian Development Bank expects Myanmar's economy to grow by 8.4 percent in 2016, thanks to a combination of political reforms and an easing of international sanctions which have seen an influx of international interest and investment to the nation.

The Directorate of Investments and Company Administration revealed that foreign direct investments reached USD9.4 billion over the past year, according to The Nation, with more than USD3 billion going to the real estate sector.

The ADB has however acknowledged that the economy is "narrowly based," with growth dependent on "natural resource exports, construction, and tourism."



## Plotted land on MLMUPC Radar



The Ministry of Land Management, Urban Planning and Construction (MLMUPC) is currently drafting an announcement which will halt the ability of City Hall and Provincial Halls to issue certificates for selling plotted land which it considers high risk.

The issue is on the ministry's radar because of the increasing number of plotted land transactions where sellers do not provide buyers with property owner certifi-

cates, instead using only selling-buying certificates from the district hall.

This irregularity benefits the seller who either keeps the owner certificate or doesn't have to buy one but is risky for the buyer who has no legal proof of ownership except a district level certificate.

The MLMUPC has stressed that only it has the right to issue property owner certificates.

## Foreign Ownership Practices Tightened

The Ministry of Land Management, Urban Planning and Construction has instructed all districts in Phnom Penh to halt the provision of soft title ownership documents in co-owned buildings in foreigners' names.

The 2010 Foreign Ownership Law makes it clear that only condominiums can be owned by foreigners and that properties in co-owned buildings (like apartments)

require ownership through a nominee or company structure. However, many central Phnom Penh districts such as Daun Penh have been skirting the regulations and providing soft title ownership documents to individual foreigners.

According to industry insiders, the new enforcement will not likely directly affect foreigners currently owning soft titles until it comes time to sell.



## Construction Slows But Home Loans Rise



Despite the recent statistics from the Ministry of Economy and Finance warning of a slowdown in the construction sector over the next five years, Cambodia's commercial banks continue to see strong growth in housing loans.

Leading high street banks such as Acleda, and CIMB saw significant growth in housing loans granted in the first five months

of the year. According to a report in the Khmer Times, Acleda saw its housing loans grow by 29 percent with the total number of borrowers growing from 6,600 to 8,074.

Both banks were keen to stress that they only provide loans to home owners, often recently married couples, and never to buyers purchasing property for speculation.



**SKYLAR**  
— BY MERIDIAN —  
LIFESTYLE REDEFINED

# ក្រុមហ៊ុន The River បានបញ្ចប់ការបុកគ្រឹះ និងបានចាប់ផ្តើមចេញលក់ជាផ្លូវការ



គម្រោង Center City Takmao ជា គម្រោងធំ មួយរបស់ក្រុមហ៊ុន The River ដែលនឹងក្លាយ ទៅជាមជ្ឈមណ្ឌលពាណិជ្ជកម្មដ៏រស់រវើកមួយ នៅកម្ពុជាជាពិសេសសម្រាប់ក្រុងតាខ្មៅគម្រោង Center City Takmao បានបុកគ្រឹះរបស់ខ្លួនរួច រាល់ហើយសម្រាប់ផ្ទះពាណិជ្ជកម្ម និងអគារ ពាណិជ្ជកម្ម។ ហើយថ្មីៗនេះក្រុមហ៊ុនក៏បាន បើកដំណើរការលក់ជាផ្លូវការនូវផ្ទះ និងអគារ ពាណិជ្ជកម្មផងដែរ ដែលមានអតិថិជនកក់បាន ប្រមាណ ៤០ ភាគរយ នៃចំនួនផ្ទះ និងអគារ សរុប។

បើតាមប្រសាសន៍របស់លោកឧកញ៉ា តាំង កុង អគ្គនាយកក្រុមហ៊ុន បានឲ្យដឹងថា ការ សាងសង់ផ្ទះ និងអគារពាណិជ្ជកម្មនឹងរួចរាល់ ជាស្ថាពរនៅចុងឆ្នាំ២០១៧ខាងមុខ។

លោកឧកញ៉ាបានបន្ថែមទៀតថា បន្ទាប់ពី ការសាងសង់ផ្ទះ និងអគារពាណិជ្ជកម្មយើង នឹងចាប់ផ្តើមបើកដំណើរការលក់ខុនដូរបន្ត ទៀតក្នុងពេលឆាប់ៗនេះ។ សម្រាប់ពាណិជ្ជករ ដែលចង់ក្លាយជាម្ចាស់ផ្ទះពាណិជ្ជកម្មពេលនេះ គឺជាឱកាសមាសដែលគម្រោងនេះគឺជាគម្រោង ល្អបំផុតសម្រាប់ការវិនិយោគក៏ដូចជាធ្វើពាណិជ្ជ- កម្ម។

តាមការឲ្យដឹងរបស់នាយកទីផ្សារនិងផ្នែក លក់ ក្រុមហ៊ុន The River បានឲ្យដឹងថាក្រៅពី គុណភាពសំណង់ល្អដែលសាងសង់ប្រើប្រាស់ តែឧបករណ៍ និងគ្រឿងបរិក្ខារសំណង់ល្អៗ ក្រុមហ៊ុនក៏បានផ្តល់ជម្រើសក្នុងការបង់ប្រាក់ ទៅតាមលទ្ធភាពរបស់អតិថិជន រួមទាំងផ្តល់ ជូននូវឱកាសឈ្នះរថយន្តដ៏ប្រណិត Luxes 570 ឆ្នាំ ២០១៦ មួយគ្រឿង សម្រាប់ឆ្នោត ២០ សន្លឹក។ អតិថិជនដែលពុំបាន Luxes 570 ក្នុង ចំណោម ២០សន្លឹកនោះ ក្រុមហ៊ុននឹងផ្តល់ ជូនរង្វាន់ល្អចិត្តនូវពេទ្រមួយគ្រាប់ទំងន់៤លី។

លោកនាយកទីផ្សារបានបន្តថា សម្រាប់ ខុនដូរវិញ គឺនឹងត្រូវផ្តល់ជូនអតិថិជននូវតម្លៃដ៏ ពិសេសសម្រាប់ការ បើកដំណើរការនៃការលក់ បីខែដំបូង។ តម្លៃខុនដូរបស់ Center City Takmaoនឹងត្រូវតម្លើងថ្លៃ៣ភាគរយរៀងរាល់៣ ខែ បន្ទាប់ពីថ្ងៃដាក់ដំណើរការលក់ជាផ្លូវការ។

ខុនដូ Center City Takmao នឹងសាងសង់ កម្ពស់ ២៧ជាន់ ជាអគារភ្លោះមានរចនានូវ ប្រាសាទនៅខាងលើអគារនីមួយៗ ដែលអាច បញ្ជាក់អំពីបេះដូង (Landmark) របស់ទីក្រុង តាខ្មៅ។

ផ្សារទំនើបរបស់គម្រោង Center City Takmao នឹងត្រូវសាងសង់ស្របពេលជាមួយការសាងសង់ ខុនដូផងដែរ។ ពេលគម្រោងនេះសាងសង់ ហើយជាស្ថាពរ ពាណិជ្ជករ និងប្រជាពលរដ្ឋ ក្រុងតាខ្មៅទាំងមូលនឹងមានមោទនភាព និង រីករាយជាមួយផ្ទះ និងអគារពាណិជ្ជកម្ម ផ្សារ ទំនើប និងខុនដូកម្ពស់ ២៧ជាន់ ដែលក្នុង គម្រោងនឹងធ្វើឲ្យទីតាំងនេះមានភាពរស់រវើក ទាំងមុខរបរពាណិជ្ជកម្ម និងការរស់នៅក្នុងភាព ស៊ីវិលយ។ តាមការបញ្ជាក់របស់ក្រុមហ៊ុនបាន ឲ្យដឹងថាការសាងសង់គម្រោងគឺជាចំខាតត្រូវ ឲ្យរួចរាល់ជាស្ថាពរ តាមកាលកំណត់។ ដើម្បី ឲ្យអតិថិជន ជឿ ជាក់កាន់តែច្បាស់ក្រុមហ៊ុន បានដាក់ពេលវេលាកំណត់នៃការសាងសង់លើ នាឡិកាវាច់ថយក្រោយ (Countdown) នៅ ទីតាំងសាងសង់របស់គម្រោងដែលអតិថិជន អាចដឹងពីចំរើនវេលានៃការសាងសង់ និងកាល កំណត់ពេលនៃការសាងសង់ទាំងមូល។

គួរបញ្ជាក់ថាគម្រោង Center City Takmao គឺកំពុងដំណើរការយ៉ាងសកម្មហើយរំពឹងទុក នឹងរួចរាល់ជាស្ថាពរតាមការកំណត់ដែលបាន គ្រោងទុក។



# Center City Ta Khmao Completes Foundation Works, Opens Sales



Just a few months after its March grand opening, Center City Takhmao has already completed the foundation works allowing it to confidently open sales. Developed by The River, the complex will be raising the future standard for a luxury commercial and residential district in Ta Khmao City as well in Cambodia.

By mid-June, Center City Takhmao had already finished its foundation works for the shop houses and commercial office properties. The developer, in the same month, officially announced sales for these two properties which resulted in 40 percent of the total units being booked.

Construction of the 68 shop houses and commercial centre will be completed in late 2017, said Okhna Tang Kung, Director of The River.

Sales of the long-awaited 484 condo units will be consecutively launched once construction for the shop houses and commercial centre are complete.

"For merchants wishing to own the commercial shop houses, it is a golden opportunity for them as this project is best for both investment and business operations," Okhna Tang Kung said.

According to the company's sale and marketing director, besides being confident of international standard construction equipped with only high quality fin-

ishing and materials, customers can enjoy a wide range of payment schemes to meet their budget. The first 20 customers will stand a chance to win a brand new Lexus 570 (2016). For those 20 ticket holders that don't win this luxury car, they will each receive a consolation prize of a 4-karat diamond.

Incentives will also be offered to early buyers for condo units who will receive a special discount price during the first three months of sales opening. The price for the condo units will increase 3 percent every three months after the official opening of sales.

Center City Ta Khmao's condo properties are situated in twin 27-floor condominium towers each with a temple on top to symbolise the landmark of Ta Khmao City.



Construction of the condominiums and the modern shopping centre will take place in parallel. Once the mall is complete, traders and citizens across Ta Khmao can enjoy visiting this integrated hub of a luxurious shopping zone and commercial shop houses which, together with the two 27-floor condominium towers, will beautify the city as part of the new civilized world.

The River has also installed a countdown clock at the engineering site to demonstrate to customers its commitment to completing the project within the deadline and also how long remains until the complex can welcome the public.

# ទិញផ្ទះភ្លាមៗ សេដ្ឋី ដោយសារ The River

# រង្វាន់ធំ

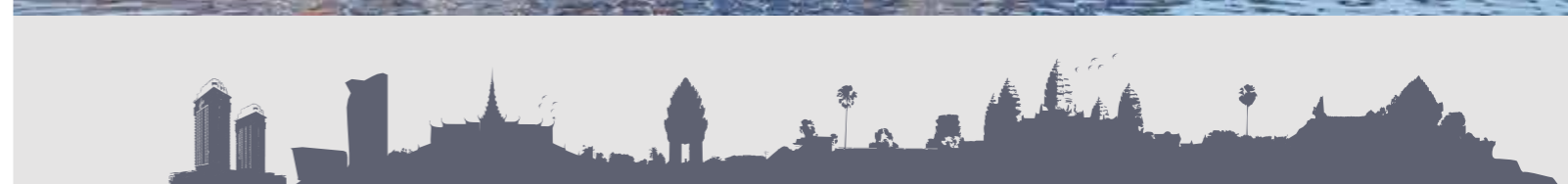
ដើម្បីអបអរសាទរពិធីបុណ្យចូលឆ្នាំថ្មីប្រពៃណីខ្មែរ ខាងមុខនេះ The River នឹងផ្តល់ជូន ប័ណ្ណជូង សំណាងដល់អតិថិជន 20នាក់ដំបូង ឬ 20ប័ណ្ណ ប្តុំប្តុំចាប់ពីពេលនេះតទៅដល់អតិថិជនដែល ទិញផ្ទះពាណិជ្ជកម្ម និងអគារពាណិជ្ជកម្ម ។ អតិថិជននឹងមានឱកាសខ្ពស់ក្នុងការឈ្នះរង្វាន់ធំ សូមប្រញាប់ឡើងចំនួនមានកំណត់ ឱកាសលាភ សំណាងមកដល់ហើយ ...!



រថយន្ត LEXUS 570 ស៊េរី 2016



រង្វាន់ក្រុមចិត្ត គ្រាប់ពេជ្រ 4 លី



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# Regional "Cambodia Property Show" series forges path for ofshore sales



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

Cooling measures and uncertainty in the Singaporean property market saw investors flock to the inaugural "Cambodian Property Show" at the Marriott hotel in Singapore last weekend. The show was another collaboration between Cambodia's leading property portal website, Realestate.com.kh, and Asia's leading property portal network, the PropertyGuru Group.

The opening address from His Excellency Mr Cheth Naren, Ambassador of the Royal Embassy of Cambodia, emphasised that, "Cambodia as a country is not only rich in sublime heritage sites (such as Angkor Wat) but also a country rich in natural resources and a country focused on development and improving infrastructure."

Two of the leading developers in Cambodia; Silvertown Metropolitan and Eastland Development, took the initiative to showcase the Cambodian property sector and their own projects to the 250+ attendees over both Saturday and Sunday.

Presenting to a packed room of potential investors interested in understanding the local Cambodian market were Sam

Yang, CEO of Eastland Development (HK) Ltd; Ly Senleap, CEO of FUGI Investment; Alfred Chia, CEO of SingCapital Pte Ltd; Guillaume Massin, Managing Director & Partner of DFDL Cambodia; Vic Boyle, Sales Director of Realestate.com.kh; Simon Vancliff, Investment and development director, ING Holdings; Allen Prak, Legal Advisor, P&A Asia Law Office; and Tom O'Sullivan, Director and CEO of Realestate.com.kh.

Sam Yang of Eastland Development said that, "the attendance across both days at the Cambodia property show last weekend, on site sales and the 25+ Singaporeans now booked to travel and visit my development sites in Cambodia, is proof that Singaporean investors now identify Cambodia as a prosperous investment landscape."

In an interview with Winston Lee, Regional Head of New Projects at PropertyGuru, and Tom O'Sullivan, Director and CEO of Realestate.com.kh, O'Sullivan noted that, "the collaboration between PropertyGuru and Realestate.com.kh has allowed us to bring local Cambodian projects to the international market, and

we hope that the success in sales and interest from this first "Cambodia Property Show" in Singapore encourages more developers to participate in PropertyGuru regional property shows in the future – and more Singaporean investors to seriously consider the Cambodian property market."

A Singaporean investor at the 2-day expo mentioned that, "Cambodia presents an attractive proposition as an investor, and the returns are a lot more attractive than Singapore; but also neighbouring countries – for example Thailand." He went on to say, "the development infrastructure such as improved motor ways, SEZ's, deep sea ports and a slated rail network will only add to investor confidence in the Cambodian real estate market moving forward."

Early bird discounts are still available for the "Emerging Markets Property Show" in Singapore on the 8-9 October 2016. If you are interested in attending or exhibiting your new development project visit or call Realestate.com.kh on 095911466, 069 436756 or 017 436756, or email [info@realestate.com.kh](mailto:info@realestate.com.kh).

## New Procedures for Property Tax Collection



Starting from this June, all property ownership transfer or property with ownership rights in Cambodia must follow the new tax collection guidelines which aim to ensure transparency and convenience.

The Prakas issued on 14 June 2016 by the General Department of Taxation of the Ministry of Economy and Finance states that for registered property (with title deed) that has the entirety of its ownership transferred or partly transferred (by splitting up a plot or subdividing it for sale), the receiving owner has the legal duty to pay a 4 percent registration tax fee to the government.

In the event that the property was already registered (with title deed) and has had ownership transferred (by splitting up the plot or sub-dividing it for sale) only at the Commune-Sangkat or City-Srok or District level i.e. the ownership title hasn't been registered, the receiving owner will also need to pay the 4 percent registration tax fee as stated by the law.

For unregistered property, (without title

deed) when the property ownership is transferred either entirely or partly (via splitting up a plot or sub-dividing it for sale), the receiving owner has the duty to pay the 4 percent registration tax fee the same as for registered properties.

**According to the Prakas, there are a number of situations where a property ownership transfer or property ownership does not have to pay the registration tax fee:**

1. Taking ownership via a concession from the government for the national economy or social affairs from the government's private properties to grant to poor families who need land for housing, industrial agriculture or family-based cultivation.
2. Taking ownership that is registered under any ministry's properties in Cambodia.
3. Taking ownership as a diplomatic mission or foreign consulate or international organisation or any international cooperation agency of another government in Cambodia.

4. Taking ownership via family inheritance among relatives: ownership transfer between biological parents and children, husband and wife, grandparents and grandchildren and grant between biological parents and children, husband and wife and grandparents and grandchildren for only the first ownership transfer.

**The registration tax is also exempt for the following situations:**

1. Ownership transfer or property ownership via inheritance from a relative between biological siblings, parents and children-in-law permits a deduction of 200,000,000 Riels from the tax base value for inheritance and 100,000,000 Riels from granting.
2. A repeated ownership transfer or property ownership from the second time up as granting via inheritance from a relative between biological parents and children, husband and wife and grandparents and grandchildren permits a deduction of 1,000,000 Riels from the tax base value.

# Positive Workplaces



# Make

# Successful Businesses



A business owner has so many things to consider on a daily basis that it's not surprising that office improvement probably isn't a top priority. However, a lot of business owners don't realise the huge difference that the working environment has on employee productivity.

Research shows that the effect of the work environment on employees is one of the most important aspects of a successful business. Team morale can have a direct effect on your costs. Employees need to feel motivated and stimulated by their roles and happy in their work environment. Unhappy employees won't perform as well as happy employees so productivity will be lower than it could be and you will end up spending more on resources than needed.

Keep this in mind when you are looking for an office space. Today's professional world is one full of pressure; the pressure for a business to succeed in a competitive economy; and the pressure for employees to undertake a heavy workload to ensure the business performs. These pressures can affect productivity, so a healthy work environment and happy employees are unbelievably important.

The office space you choose should ensure the optimum working environment. Offices that are dirty and dark can have a significant effect on employees' mood and performance. Make the most of what you have with the space but also focus on tackling stress.

Introducing fun things into the office may seem a bit silly to some, but has a big impact on how people work. Remember, a happy employee is

a productive one, so anything is worth a try! Foam darts for example can have a really positive effect and will take the stress or the edge off the working day. If your employees can have a laugh every now and again it doesn't necessarily mean they aren't working, but means they are happy in their environment, which is exactly what you want.

Make sure your office is a positive

place to be and that you are a happy manager and you will find that your employees are happy as well. Implement some motivational goals that will assist your business and your team and you will see the results and benefits of your efforts in no time at all.

Emerald+, the professional property management service in Cambodia, recommends the best office space with

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# Eco-Friendly Industrial Park Sets New Standards



**Le Urban Eco Park is not only the first ecologically friendly satellite, but is also the first mixed-use development where an industrial zone, residential complexes, commercial office space, retail outlets and a pleasure zone are integrated into one.**

### Le Urban Eco Park Specification

- Project Name : Le Urban Eco Park
- Developer : Singapore Developer
- Description : Mixed development composed of commercial, industrial and residential units
- Address : National Road 3, Kandal Province Phnom Penh, Cambodia

- Total Units : TBC
- Tenure : Freehold
- Expected TOP : TBC
- Unit Mix : Factories, Office, Shops  
1 Bedroom Apartment  
2 Bedroom Apartment

Located about 15 minutes from Phnom Penh International Airport along National Road 3, in Anlung Romeat Commune, Kandal Strung District, Kandal Province, the development is built on 18 hectares of landmass with units of up to 100,000 sq.m available for lease or purchase.

The freehold mixed development is divided into three different property types; factories, commercial buildings and residences enhanced by green features dedicated to a sustainable living and working environment.

In the residential complex, the park will feature 64 serviced apartments, and 11 shop houses with construction slated to be completed by mid-2017. The units are freehold without restriction for foreign buyers with prices starting from USD48,500.

The development will also feature a brand new retail experience, the 'Eco Park Mall', combining commercial and retail shop houses, a supermarket, and food and beverage kiosks within a mixed-use commercial and residential area.

The complex also provides residents with a complete range of commercial facilities including banks, shops, restaurants, bars, pharmacies, and childcare facilities.

Containing 11 factories, the industrial space is committed to providing energy efficiency for employers to save on operation costs, creating a healthy working environment for workers as well as safety and security.

Residents and businesses will benefit from significantly lower utility costs resulting from the developer's

energy efficient design, which includes solar powered water heating systems, advanced lighting controls, a keycard entry system, and a Singapore-standard water treatment system. 30 percent of the land is already reserved for green landscaping and playgrounds.

C.I.A.C. Investment Limited, a subsidiary of Ocean Sky Investment Pte Ltd is investing USD50 million in Eco Park, and the developer has over 20 years' experience in real estate and industrial development in Cambodia. Construction kicked off in 2013 with completion slated for 2018.

Speaking at the project's grand opening event on 6 June, Mr. Kelvin Chau, sales & marketing director of Le Urban Eco Park, said the project will introduce a green living and working environment and sustainable environmental design for the first time.

"...we wanted to raise the bar and initiate a unique new concept with energy conservation and long-term sustainability as our priorities," he said. "We also want the staff to work in more comfortable surroundings, which means a clean, green, and healthy environment. We believe that a good work environment leads to better productivity," he explained.

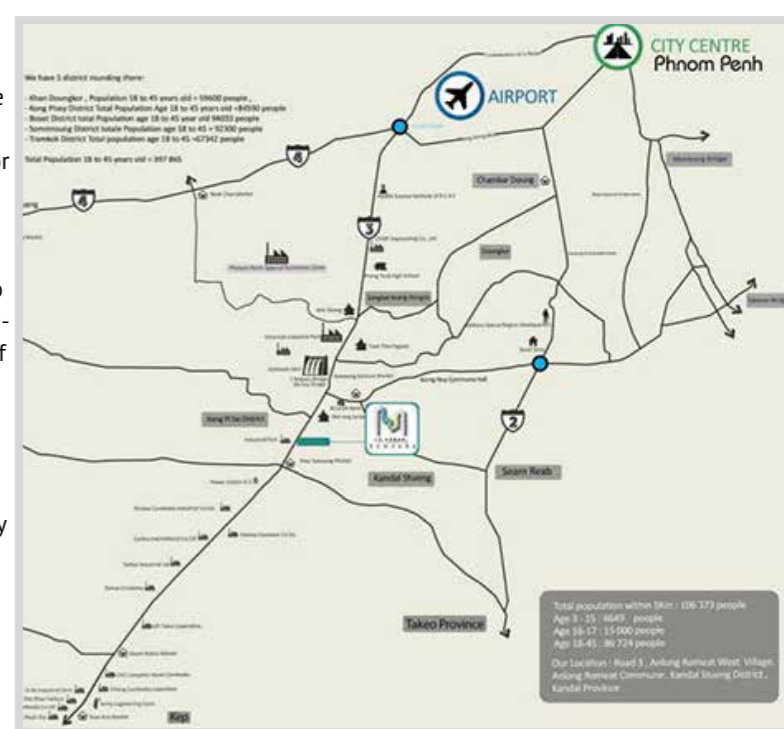
Mr. Chau said the decision to choose the land for the development provides many benefits for inhabitants and investors. Being located far from downtown Phnom Penh will help ease the traffic along with having a good environment and cheaper land compared to the city.

With its green design, Eco Park's industrial area has been awarded the Green Mark Gold Certification by the Building and Construction Authority (BCA) that operates under Singapore's

Ministry of National Development.

Mr. Alvin Chua, the company's business development director hopes the zone will become a new satellite city, saying that the developer is also planning similar projects in other parts of Cambodia.

It is expected that the project will have a positive impact on surrounding property values while also creating thousands of jobs.





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

## EuroCham RECC Supporting Standards

Since its inception in Cambodia in 2011, the European Chamber of Commerce (EuroCham Cambodia) has been investing significant effort toward assisting the development of the real estate and construction industries in Cambodia and bringing benefits to companies and bodies.

The recently-released EuroCham "White Book 2016" contains practical, research-based recommendations which, if implemented, would help guarantee the health and stability of Cambodia's real estate and construction markets.

The White Book not only provides a comprehensive blueprint of advice for effective management of the industries but can also help establish the most reliable standards in the global industry to build trust among European real estate and construction investors.

Since the rapidly developing and dynamic industry accounted for around USD3 billion of investment growth to Cambodia in 2015, EuroCham has urged for making the industry more efficient.

The Real Estate Construction Committee (RECC) of EuroCham Cambodia has been working hard to achieve its aim of

bringing the respective Cambodian and European real estate and construction communities together.

RECC has opened the way for discussions, information sharing and problem solving on industry matters among experts and potential investors. The committee has also been constructively engaging with the government of Cambodia to promote higher standards of engineering, and construction to attract European investors.

RECC Vice-Chair and Head of the Real Estate and Development section, Alexander Evengroen has been contributing his efforts to raising the profile of Cambodia in the EU real estate and construction community. He also advocates with the Cambodian government in respect of EU investment opportunities and promoting the adoption of higher standards for engineering, construction, building, and safety inspired by European best practices.

Meanwhile, the Eurocham RECC provides services not only for real estate and construction but also for relevant economic, legal and technical issues for both members and non-members. It also

develops position papers for the Euro-Cham White Book and other activities.

To achieve its goals, the RECC can't work alone. Contributions from its members are also crucial to smoothly moving toward success. Key Real Estate, a member of EuroCham and one of the kingdom's leading property agencies has been actively involved in one of RECC's most important activities.

Alexander Evengroen, who is also the Chief Executive Officer of Key Real Estate, explained how the company's knowledge of the local market, following international practices and counting the Executive Vice President and the Chief Advisor of the Cambodian Valuers and Estate Agents Association (CVEA) among its management team have helped its ability to contribute to the industry's prosperity.

"The core fundamental elements to strengthen and achieve the objectives of the Eurocham Cambodia RECC are the collaboration of relevant parties together with the commitment of the Chair and Vice-Chairs of the committee," he said.

# Classifieds

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## EVENT CALENDAR | CAMBODIA



## 5<sup>th</sup> 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

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**Event name** : CIVAR' 16  
**Start date** : September 10, 2016 **End date** : September 12, 2016  
**Location** : Diamond Island Exhibition and Convention Center **Organiser** : Cambuild

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**Event name** : CAMENERCY' 16  
**Start date** : September 10, 2016 **End date** : September 12, 2016  
**Location** : Diamond Island Exhibition and Convention Center **Organiser** : Cambuild

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## EVENT CALENDAR | ASIA

**Event name** : ARCHIDEX CONNECT  
**Start date** : 20-Jul-16  
**Location** : Malaysia  
**End date** : 23-Jul-16  
**Organiser** : Kuala Lumpur Convention Center C.I.S Network Sdn Bhd  
**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  
**End date** : 26-Aug-16  
**Organiser** : Suntec Singapore Convention & Exhibition Centre  
**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...

**Event name** : Shanghai Intelligent Building Technology 2016  
**Start date** : August 31, 2016  
**Location** : Shanghai, China  
**End date** : 2 Sept, 2016  
**Organiser** : Messe frankfurt(HK) Ltd  
**Details** : To cope with the growing demand and development trends of building technology and smart cities, the 2016 fair will focus on core themes currently in highest in popularity across China: building efficiency, intelligent cities and smart homes, providing a range of the industry-focused technologies and solutions in the aspect of building and home automation, energy management system, generic cabling and data centre, audio & video system, safety and security access control.

**Event name** : Build Eco Xpo (BEX) Asia 2016  
**Start date** : Sep 07, 2016  
**Location** : MARINA BAY SANDS, SINGAPORE  
**End date** : Sep 09, 2016  
**Organiser** : Reed Exhibitions Singapore  
**Details** : Build Eco Xpo (BEX) Asia is Southeast Asia's leading trade exhibition for the green building market to source, network, learn and grow at a single, convenient platform. A must-attend annual event in Singapore that brings together the regional building community and the best and latest green building solutions from around the globe for a transformative experience that will propel you and your business to the forefront of the market.

**Event name** : BMAM Expo Asia 2016  
**Start date** : Sep 21, 2016  
**Location** : Hall 5, IMPACT Exhibition Bangkok Thailand  
**End date** : Sep 23, 2016  
**Organiser** : IMPACT Exhibition management Co., Ltd  
**Details** : BMAM Expo Asia 2016, the 9th International exhibition on building maintenance & facilities management held in Thailand for the Asia market, showing case of new technology of products, services and solution. The exhibition expect more than 10,000 of trade visitors from the building & construction and facilities professionals during 21-23 September 2016, IMPACT Exhibition Center, Hall 5 Bangkok, Thailand.

**Event name** : One Build 2016  
**Start date** : Nov 03, 2016  
**Location** : KLCC, Kuala Lumpur, Malaysia  
**End date** : Nov 05, 2016  
**Organiser** : One International Exhibition Sdn Bhd  
**Details** : This year marks the fifth edition of OneBuild whereby it continues its firm position as the most exclusive and industry-specific trade exhibition for construction sector. The strategic platform has successfully gathered thousands of local and international market players and industry professionals under one roof for discussing a better inspiration, innovation and education

## EVENT CALENDAR | ASIA

**Event name** : PhilConstruct 2016  
**Start date** : Nov 10, 2016  
**Location** : Convetion Center Manila, Philippines  
**End date** : Nov 13, 2016  
**Organiser** : Global-Link MP Events International Inc.  
**Details** : The largest construction show in the Philippines, PHILCONSTRUCT, has been playing a major role in the industry for almost three decades now. This tradeshow has now become a solid platform that serves as a meeting place for the industry's movers and shakers, gathering thousands of leading brands and buyers around the globe.

**Event name** : BAUMA China 2016  
**Start date** : Nov 22, 2016  
**Location** : Shanghai New Int'l Expo Centre  
**End date** : Nov 25, 2016  
**Organiser** : Messes Muenchen  
**Details** : Bauma China is Asia's largest and most important event for the construction industry. It attracts international buyers—a fact that guarantees a high return on your investment as well as sustainable success. Today, the show is both a platform for product presentations and a grand industry party for communication, cooperation and continued growth.

**Event name** : Myanbuild 2016  
**Start date** : Dec 01, 2016  
**Location** : Sulaymaniyah, Iraq  
**End date** : Dec 03, 2016  
**Organiser** : AMB Tarsus Events Group  
**Details** : If you are looking to establish or promote your brand in Myanmar's building and construction market, look no further. MYANBUILD 2016 is the ideal marketing platform to build your success in the country. First held in 2013, MYANBUILD has since attracted a total of over 12,000 trade visitors and is now recognised as Myanmar's biggest international trade exhibition for the building and construction industry.

**Event name** : Sulaymaniah Build Expo  
**Start date** : Dec 08, 2016  
**Location** : Myanmar Event Park Yangon  
**End date** : Dec 11, 2016  
**Organiser** : Elan Expo  
**Details** : Sulaymaniah Build Expo (Int'l Trade Exhibition for Construction and Building) takes place in Sulaymaniyah, Iraq from 08.12 to 11.12.16. Trade show is organized by Elan Expo.

**Event name** : bC India 2016  
**Start date** : Dec 12, 2016  
**Location** : HUDA Ground, Gurgon, Delhi  
**End date** : Dec 15, 2016  
**Organiser** : Messe Muenchen  
**Details** : BAUMA CONEXPO INDIA—the International Trade Fair for Construction Machinery, Building Material Machines, Mining Machines and Construction Vehicles—provides the construction industry in India with a professional platform for networking, investment and the exchange of ideas and information.



**21 22 23**  
**SEPTEMBER 2016**

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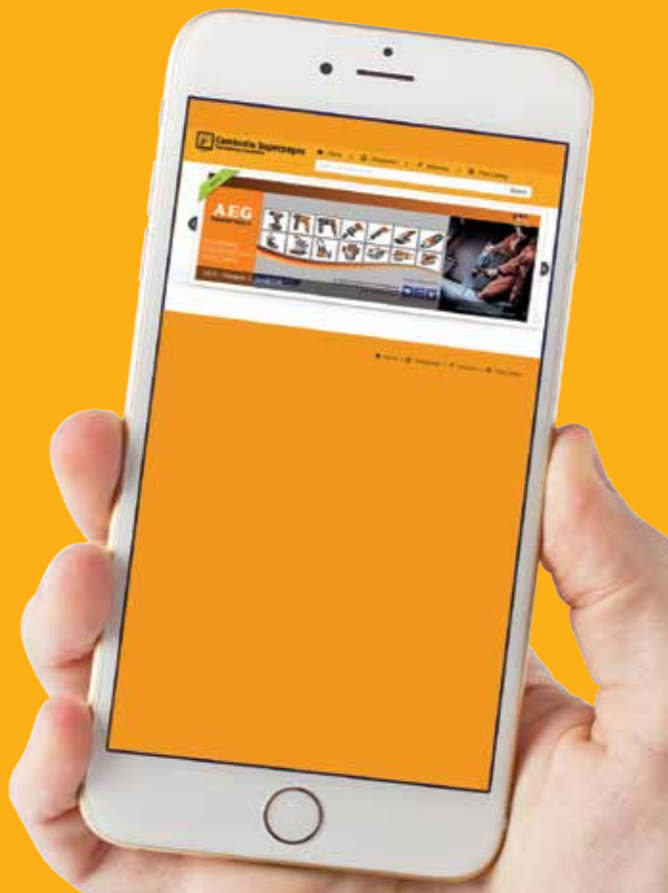




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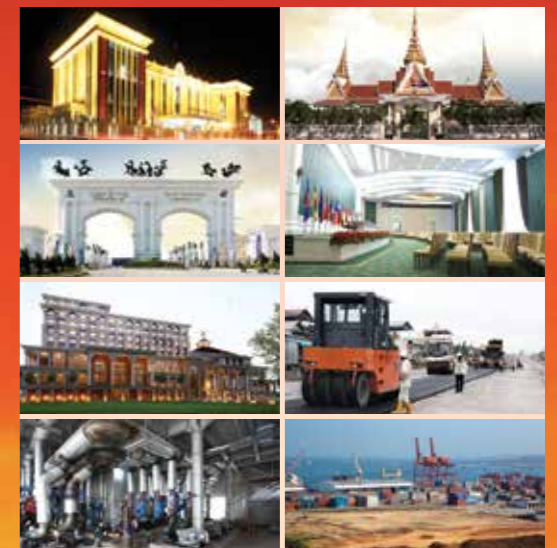
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