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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 of Construction and Property Magazine, especially those at construction and property-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 during the process of ASEAN economic integration. These efforts will help Cambodia conform to ASEAN's overarching goal of "One Community, One Destiny."

CCA is a non-profit association registered 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, CCA does all it can to help ensure the construction industry is reliable, productive, accountable and can compete effectively in local and international markets. Moreover, CCA continually seeks ways to provide benefits to its members and help bring each up to international standards of quality and classification.

Lastly, on behalf of all the members of the Cambodia Constructors Association, I hope and believe that construction and property-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 recommended by ASEAN to help us secure a bright, prosperous future.

Thank you.

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CONTACT ADDRESS: Lot No 175, Street 339, Sangkat Boeungkak I, Khan Toulkork, Phnom Penh

Tel: (855-23) 884 091-3 / 367 988 ; Fax: (855-23) 883 366 ; Website: www.muhibbah.com ; E-mail: mec@muhibbah.com.kh



From the PUBLISHER



First semester of 2017 marked the advent of the ASEAN Economic Community (AEC) that saw the integration of Cambodia's construction and property industries with those of the ASEAN bloc. As a result, Cambodia has seen an increased inflow of overseas investments into these industries.

Published through support from the Cambodia Constructors Association (CCA), Construction & Property Magazine is 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 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 relate 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 30th issue (November-December 2017), 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, In Construction news, we have exclusively sideline interview with Pectect about aiming bigger Cambodia being the hub of manufacture power products, welcome to the new bridges ground breaking ceremony financed by OCIC, and Cambodia substation and transmission line project win Bentley Be Inspired Award in Singapore.

Our Association news section covers on ACF discuss progress toward achieving ASEAN-wide construction standards, CCA approaching for 6th construction expo, and CCA bring delegation of Ministry of Land Management, Urban Planning & Construction to share on opportunities invest in Cambodia and Affordable house.

In Property, we focus on Olympia City set new interest rate of 6.5 percent per year with offer many benefits, the knowledge case of power of the court to review the rental amount and its risk for landlords and tenants, and the last reaching out inbound and outbound of real estate investment.

Overall, I firmly 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.

I would like to take this opportunity to congratulate and thank all of our CCA members, partners and readers for a successful 2017.

Sincerely Yours,
MEAS Proeksa

PUBLISHER

Meas Proeksa

[e]: meas@construction-property.com

EDITORIAL

Editor-in-chief:

Neil Wilford

[e]: editor@construction-property.com

Reporter & Writer

Eric Wong Chon Lap

Chhut Bunthoeun

Khmer Translator

Pech Sophany

[e]: info@construction-property.com

PRODUCTION

Graphic Designer

Chhith Medikan

[e]: design@construction-property.com

WEB GRAPHIC

Yorn Serey Panha

[e]: web@construction-property.com

SALES AND MARKETING

Sales and Marketing Manager

Yan Somna

[t]: (855-60) 888 944

[e]: info@construction-property.com

ADMINISTRATION AND FINANCE

Administration and Finance Manager:

Yan Somna

[t]: (855-60) 888 966

[e]: sommana@construction-property.com

Licence No. 07 ព.ម.ប្រក
No. 315 Canadia Tower (11th Floor), Preah
Monivong Blvd. corner of Street 110, 12202
Phnom Penh, Cambodia
[t]: (855-23) 991 771
[e]: info@construction-property.com
[w]: www.construction-property.com



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

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- កិច្ចសន្យាធានារ៉ាប់រងលើអត្ថប្រយោជន៍និយោជិត : គ្រោះថ្នាក់បុគ្គល ជំងឺ និងការរំកិល
- កិច្ចសន្យាធានារ៉ាប់រងលើគម្រោងនានា : ហានិភ័យដែលកើតឡើងលើអ្នកម៉ៅការសំណង់ ហានិភ័យក្នុងការសាងសង់ គ្រោះថ្នាក់របស់កម្មករនិយោជិត
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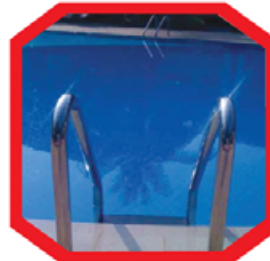
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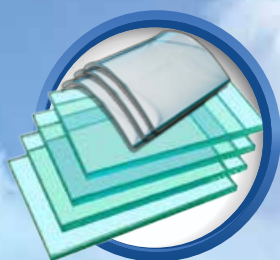
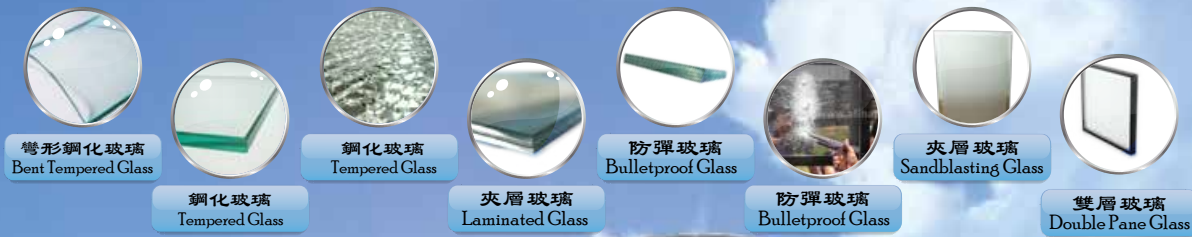
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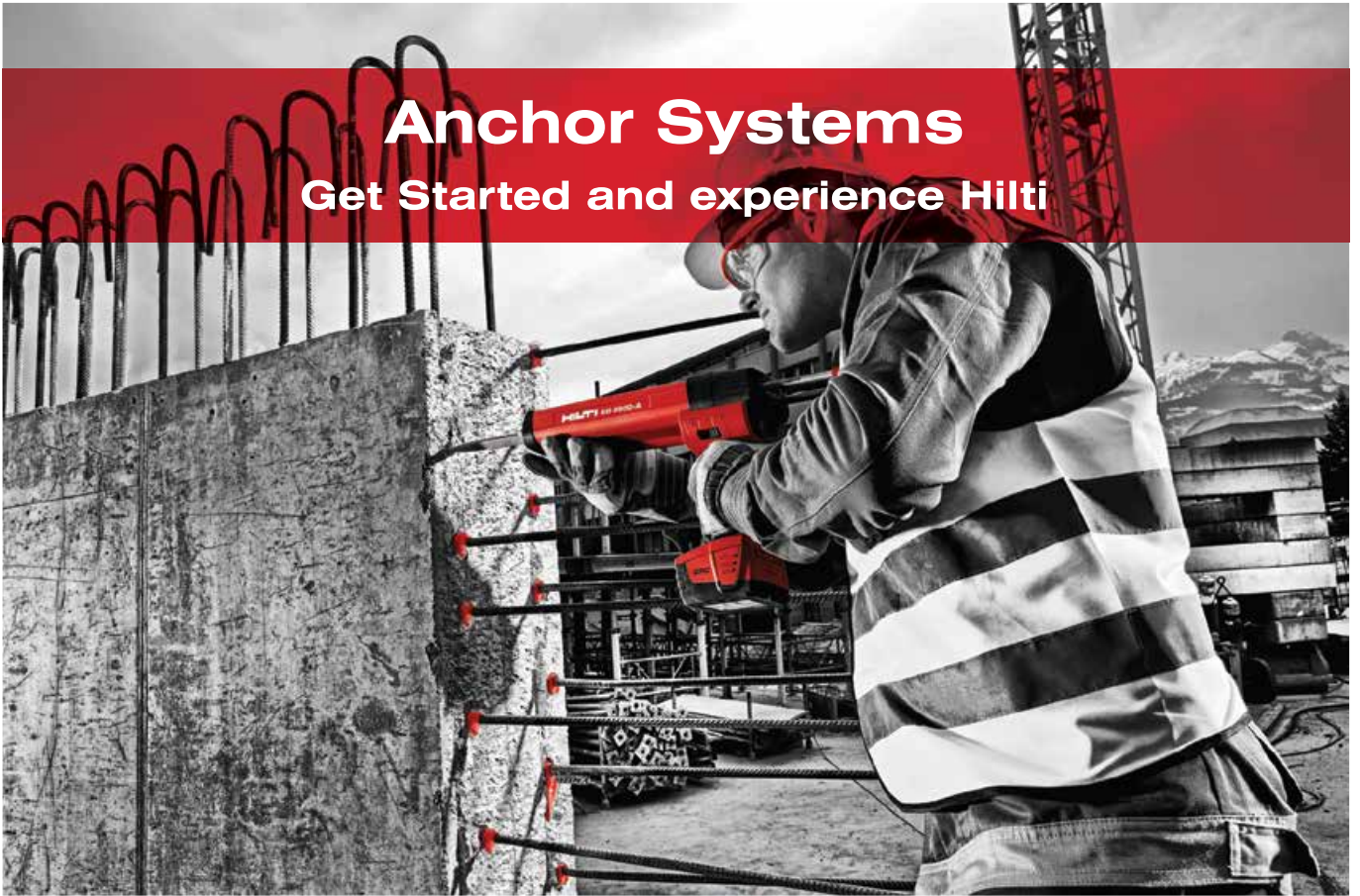
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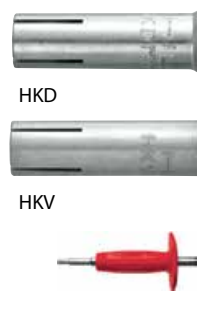


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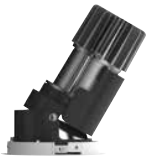
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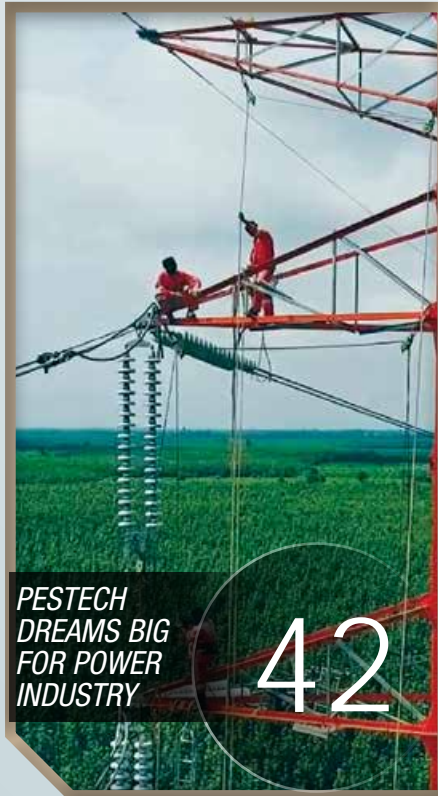
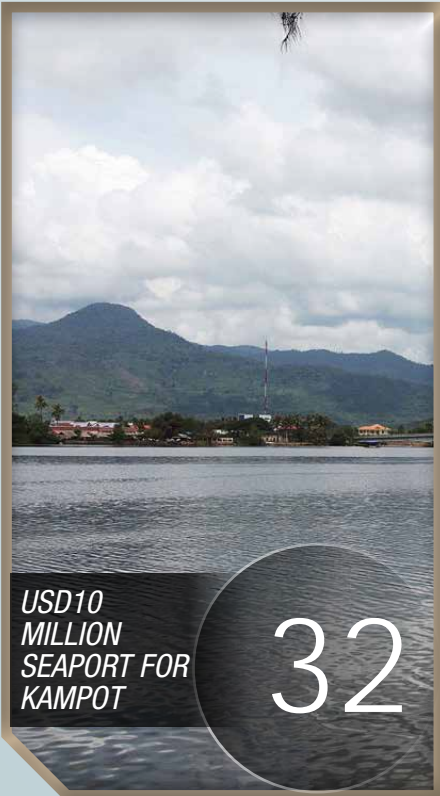
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ONE BELT ONE ROAD INVESTMENTS UNDER SCRUTINY

China's recent crackdown on capital outflows simultaneously prioritised One Belt One Road initiatives which has resulted in rapid overseas investments and acquisitions, and these are now coming under greater scrutiny by authorities.

In August, in response to these fresh outflows and looser restrictions, China's National Development and Reform Commission (NDRC) announced that it would be implementing guidelines for investing abroad in One Belt, One Road projects

to avoid "irrational" investments, "vicious" competition and corruption.

Acquisitions by Chinese companies in the 68 countries in the so-called 'Modern Silk Road' initiative reached USD33 billion by August compared to USD31 billion in the whole of 2016.

One of the results of the crackdown has been China's largest state-owned commercial banks raising tens of billions of dollars to fund the country's Belt and Road investment push as private capital withdraws.



PHILIPPINES TO EASE FOREIGN OWNERSHIP

Foreign ownership rules in the construction sector are set to be relaxed in the Philippines after the government announced it is changing its constitution to increase limits in a number of sectors.

Philippines Finance Secretary Carlos Dominguez made the announcement at a forum for Japanese investors in Tokyo in October, telling them that the government is also reviewing its Foreign Investment Negative List. Constitutional change can only occur after the

review and the process is expected to take at least a year.

The Philippines Finance Department used data from the 2016 Asean Investment Report to show that the changes were needed as the Philippines ranks behind its ASEAN neighbours in attracting foreign direct investment, attracting only 4.7 percent of the regional total.

The Philippines is current embarking on an ambitious national infrastructure development program.

WORLD'S LARGEST EXPO TRADE CENTRE FOR THAILAND

A Thai-Chinese joint venture has announced plans to build the world's largest expo trade centre on the Gulf of Thailand coast, east of the capital Bangkok.

Thai company Best Group and Shenzhen property company Hydo International are investing USD3bn to build the 2.5 square kilometre Trust City World Exhibition and Trade Centre. When complete in 2020, the facility will

host more than 20,000 wholesale shops, 5,000 business-class hotel rooms for traders and tourists, 6,000 less expensive rooms for employees and serviced apartments as well as a 100,000 square metre exhibition hall.

Designed to be an export hub for Thai products and a gateway for Chinese businesses, Hydo's investment is being made in line with the Chinese government's One Belt, One Road initiative.



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CHINA BUILDING 30% OF WORLD'S INFRASTRUCTURE

A new report from Timetric's Infrastructure Intelligence Center (IIC) shows that projects around the world with Chinese contractor involvement make up 16 percent of the global total by project number. However, the size of China-sponsored projects translates to 31 percent of the total global infrastructure project value, which is USD17.1 trillion as of 2017.

The report says Chinese con-

tractors are involved in 1,034 projects outside China, with the majority in Asia, the Middle East and Africa and most linked to the One Belt, One Road initiative. Of those projects, 40 percent are rail schemes.

Asia receives the bulk of investment and involvement from Chinese companies and is home to 430 projects valued at USD1.2 trillion, in which China is at least partially involved.



VINGROUP STARTS WORK ON CAR FACTORY

Vingroup, Vietnam's largest property developer announced that it had started construction on an enormous car factory in the north of the country in September.

The first phase of construction on the 335-hectare site is worth USD1 - 1.5 billion and is part of an overall push by the company to expand into the heavy industry sector in Vietnam. The company borrowed USD800 million from Credit Suisse AG to help fund phase one.

Through the construction of this mega car factory, the company hopes to become the leading automotive manufacturer in Southeast Asia.

Their plans involve initially manufacturing electric motorbikes in the first year with cars rolling off the plant in year two reaching production of 100,000 - 200,000. Vingroup told Reuters they intend to produce 500,000 cars a year by 2025.

WW2 BOMB KILLS WORKER ON MALAYSIA RAIL SITE

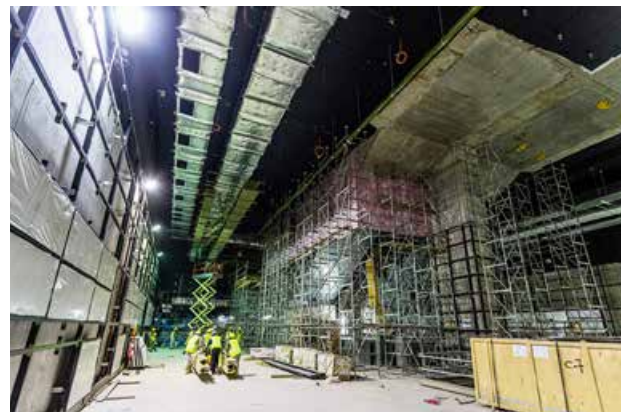
An explosion from a World War II-era bomb killed one worker and seriously injured two others on the construction site of a new underground station in the Malaysian capital Kuala Lumpur in October.

A Bangladeshi worker died in hospital after the blast from the unexploded ordnance.

During the Second World War Kuala Lumpur was occu-

pied by Japanese Imperial forces in their conquest of British Malaya, and was bombed by the US air force.

The station is one of 11 being built for the Klang Valley Mass Rapid Transit (KVMRT) Sungai Buloh-Serdang-Putrajaya (SSP) Line. It will be 32.4 miles in length, with just over 8 miles underground, serving a corridor with a population of nearly two million people.





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MYANMAR CONSTRUCTION TRENDS REMAIN POSITIVE

A new report on Myanmar's construction industry predicts a slowing in growth over the next five years following five years of solid positive growth.

Timetric's *Construction in Myanmar – Key Trends and Opportunities to 2021* report showed sustained growth in the period 2012-2016 of 10.33 percent, despite a downturn due to political tensions in 2015-2016, that was driven by public sector

investments in infrastructure and residential construction projects.

2017-2021 is forecast to see slower compound annual growth of 4.56 percent due to ongoing political transitions but with the construction sector nonetheless buoyed by efforts to stimulate the economy through large-scale investment in infrastructure.

Priority projects include development of airports, sea ports and national electrification.



CHINA PUNISHES 31 RESPONSIBLE FOR DEATHS OF 73

The Chinese government has ordered 'coercive measures' on 31 people it has held responsible for an accident on a construction site in November 2016 that killed 73 people.

The deaths were caused by the collapse of a cooling tower at a power plant which was under construction in Southern China. Two more workers were

injured and the cost of the incident was estimated at USD15.6 million dollars according to state news agency Xinhua.

A government report says investigators concluded that the accident was caused by a range of issues, including poor supervision "and the building company's failure to fulfil its work safety responsibilities," Xinhua said.

PHILIPPINES FLOODED WITH CHINESE CONTRACTORS

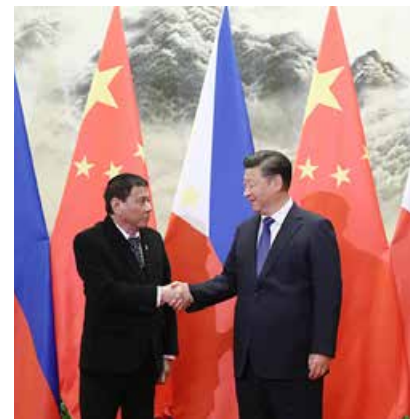
The Philippines' huge infrastructure construction program has attracted so much interest from Chinese contractors, that the government has requested assistance from China to screen companies applying for projects.

A combination of Philippines President Duterte's USD180bn 'Build, Build, Build' program and the Chinese One Belt, One Road initiative has created one of the largest infrastructure construction booms in Asia.

The flood of Chinese contractors

comes after Duterte shifted allegiance from the US to China last year and signed multi-billion dollar infrastructure funding agreements with the Chinese government.

China's Commerce Ministry has pledged to screen Chinese contractors and assign just three candidates for each project and the Philippine government has indicated it will also allow those contractors to bring their own workers to avoid labour shortages and completion delays.



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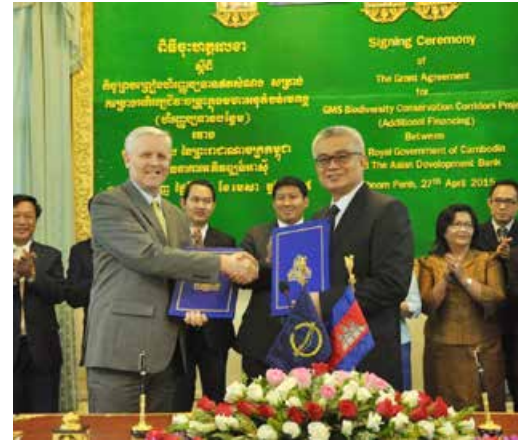
ADB LOANS USD70M FOR TRANSPORT INFRASTRUCTURE

The Asian Development Bank (ADB) announced in October that it will loan the Cambodian government USD70 million loan to help develop transport infrastructure in the kingdom.

As part of the ADB-backed Greater Mekong Subregion Southern Economic Corridor programme aiming to link Ho Chi Minh City, Phnom Penh and Bangkok, the loan will be used to improve national roads in Prey Veng, Siem Reap and Svay Rieng provinces.

The 147km of roads targeted in these provinces have been identified as requiring upgrades to improve safety and reduce flooding.

“Apart from enhancing existing roads in the three focus areas, the project will also help improve the government’s capacity in road asset management,” said Oyunchimeg Erdene, a senior transport specialist at the ADB, said in a press release.



OCIC BREAK GROUND ON OLYMPIA WALKWAY

OCIC broke ground in October on a new elevated walkway as part of their award-winning 11-hectare Olympia City development in central Phnom Penh.

The USD3 million walkway will span the five-way intersection where Charles de Gaulle Boulevard and Oknha Tep Phan Street meet and is a joint project between OCIC and the Municipality of Phnom Penh.

“We hope that the walking overpass . . . will help to boost the beauty of Phnom Penh, ease walking, and contribute to the reduction of traffic congestion and accidents,” said Met Measpheakdey, Phnom Penh Municipal Hall spokesman.

Meng Chamroeun, head of the Olympia City project, told Construction & Property Magazine that the overpass is a huge project and is expected to be completed by April 2018.

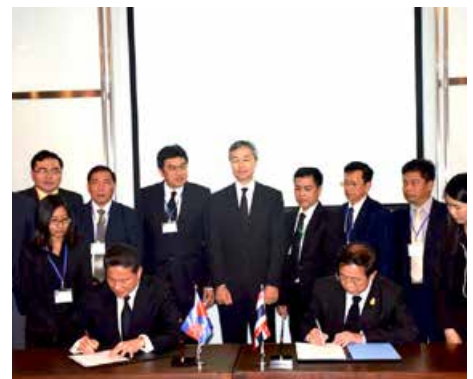
SCHEDULE SET FOR CAMBODIA-THAI BORDER BRIDGE

The Cambodian and Thai governments have agreed to break ground on a new bridge spanning the two nations’ borders. Work will start on the new Stung Bot-Norng bridge in January 2018, and will link Banteay Meanchey province to Ban Norng Ian in Sa Kaeo province.

The news was announced on 6 September during a meeting between Cambodian Minister of Public Works & Transport Sun Chan-

thol and Arkhom Termpittayapaisith, Minister of Transport of Thailand.

The Thai government has provided a grant to build the section of the bridge located on the Cambodian side as well as a concessional loan to construct the border facilities at the new checkpoint. According to Ministry of Public Works & Transport, the road from the new checkpoint to National Road No. 5 is also ASEAN Highway No. 1.





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JAPAN FUNDS BRIDGE REPAIRS

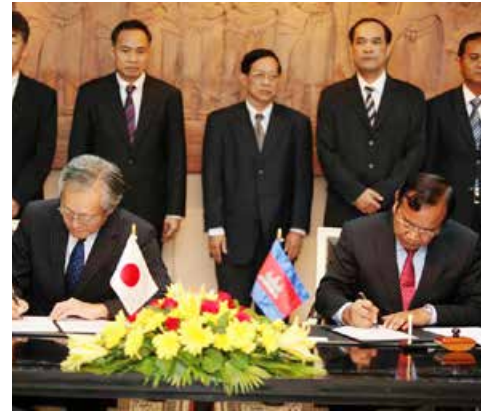
The Japanese government will provide a USD35 million grant to help rebuild seven bridges in that have been damaged by flooding in Kratie and Prey Veng provinces.

The agreement on the grant was signed on 3 October by Cambodian Foreign Minister Prak Sokhonn and Japanese Ambassador to Cambodia Horinouchi Hidehisa.

The target bridges include two along National Road 11 in Prey Veng and five bridges along National Road

73 in Kratie which were badly damaged by flooding in 2011 and 2013 and construction is planned to start in 2018.

“With regular maintenance, the road can be commuted on normally,” JICA programme officer Soun Veasna told the Phnom Penh Post. “However, bridges are narrow and cause traffic congestion. As traffic volume increases, the rehabilitation of the seven bridges is urgently critical for the safe and smooth traffic.”



CONSTRUCTION FIRMS URGED TO REGISTER

Robust growth over recent years has seen the construction industry become one of the pillars of the Cambodian economy with more than 1,000 companies operating in the sector. To ensure legal compliance as well as guaranteeing construction quality and standards, the Ministry of Land and Management, Urban Planning and Construction (MLUPC) has urged all construction firms to register their operations with the MLMUPC.

Speaking at the Cambuild'17 expo

opening event on Diamond Island in September, Phoeung Sophorn, Secretary of State at the MLMUPC said 1,016 construction firms have registered to do business in the kingdom, 311 of which are international companies.

The ministry also warned those who fail to register with the ministry saying that, “Without registration, they [construction firms] will be facing the Cambodia construction law, or their firms will be shut down.”

NATIONAL ROAD NO.58 OPEN IN DECEMBER

Development of National Road No 58 is now well underway in a project and expected to open to traffic in December 2018.

The new road, which is being built to accelerate economic growth in the countryside near the border with Thailand, connects Banteay Meanchey on the Thai border to Otdar Meanchey directly to the east. Constructed by China-based Shanghai Construction

Group Co., Ltd the project is costing USD122 million.

“The road is the economic artery connecting Cambodia and Thailand in term of enhancing trade investment of the two nations as well as making travelling facilitation for local commuters relatively easy and fast,” said Minister of Public Works & Transport Sun Chanthol in September during an inspection in September.



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KAMPOT TO SPLASH USD10M ON NEW SEAPORT



Following approval of the funding by the Asian Development Bank (ADB), Cambodia will build a new seaport in Kampot province designed to improve infrastructure to attract international tourists. Construction is set to start on the project later in 2017 and is located about six kilometres southeast of Kampot town, in Teck Chhou district's Chhum Kreal commune.

The ADB has recently provided financing of USD18 million for the various project developments in Cambodia. The new Kampot seaport facility alone is estimated to cost approximately USD10 million according to Soy Sinol, Director of Tourism Department of Kampot province who spoke with Construction & Property Magazine in early October. According to Mr Soy, the remaining ADB funds will be used to improve other projects in Kep and Koh Kong provinces.

The new international pier will cover four hectares of land mass with construction expected to be complete in late 2019. "The master plan of the seaport has been successfully mapped out, so the work construction will begin at the end of this year," said Mr Soy. He

wasn't, however, able to confirm which company would be undertaking the work, only noting that the Cambodian government would enter into a joint venture with a private firm.

Unlike the existing international seaport, the six or five metre-deep Kampot seaport has been specifically designed and dedicated to attracting international tourism. Mr Soy explained to Construction & Property Magazine that the seaport facility will not only to ease incoming traffic to Kampot, but also to Kep, Sihanoukville and Koh Kong provinces.

The Tourism Department firmly believes that this infrastructure investment will bring tangible benefits to the local economy and generate various job opportunities. In addition, once the project is complete; there will be more passengers entering via the pier. Mr Soy pointed out that, "The capacity of the facility expects to handle more than one thousand holidaymakers per day, and about 1.5 million passengers per year."

The Khmer Times reported the country director of ADB Cambodia Eric

Sidgwick, as saying that, "The development of this passenger pier will support an increase in tourism in southern coastal areas and help establish a new gateway between southern Cambodia, Vietnam and other destinations in the Gulf of Thailand."

This new southern Cambodian international seaport not only aims to boost the tourism sector, but also offers great potential in terms of the property market. The property here in Kampot is expected to increase soon after the facility comes fully online.

Ping Serey, CEO of Cambodia Angkor Real Estate told Construction & Property Magazine that Kampot province has great potential for tourism and trade due to its location, although the coastal province hasn't got any high class hotel developments so far. "I expect that there will be a five star hotel to serve the crowds of tourists and to meet their demands," he said.

"As far as I know," he continued, "some of foreign developers from China, Japan, and France are all looking for various business opportunities in the province." ■



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RINNAI BRING A NEW WATER HEATER SOLUTION TO THE KINGDOM'S MARKET



Following the seminar presenting its commercial hot water systems to the Siem Reap market in July this year, Rinnai is now introducing the new Electric Instant Water Heater - the Crystal Series.

The new updated product comes in different colours with its enchanting and elegant design. The Rinnai Crystal Series water heater takes showers up a notch with its distinguished engineering designed to deliver sheer enjoyment during every shower.

Camcona managing partner Elida Kimsrun told Construction & Property Magazine that, "with competitive pricing, the new Crystal Series of electric instant water heater is designed to meet customers' needs in term of comfortable lifestyle and enjoyment of innovative Japanese technology and quality."

Since its inception in 1920, this Japanese home-appliance brand has expanded to 19 factories and branches worldwide with a distribution network covering many global markets. With a history spanning almost 100 years, the company continues to focus on the innovative development of modern technology and provides total hot water solutions such as electricity, gas, and solar to meet the needs of customers. For tank-less water heaters, Rinnai is No. 1 in markets such as USA, Australia, New Zealand, Brazil and South Korea in addition its local Japanese market.

The brand has been available here in the kingdom since 2014 through authorised distributor Camcona Trading (Cambodia) Co., Ltd, one of the leading suppliers of global brands for the property and construction market in Cambodia.

According to Elida, "Although Rinnai has only been available here for the last four years, this brand has become recognised and trusted by many users, thanked to its uncompromising quality, safety and the innovative technology coupled with the careful monitoring system," she explained. "The company wishes to thank to all clients for their great supports and commit to offer good services to its customers."

Aside from Rinnai, Camcona Trading Cambodia Co., Ltd also distributes other well-known global brands such as LIGMAN lighting, IMER construction machinery & plastering machine, PERGO laminate flooring, and HILTI power tools and fastening systems. ■



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GOV'T UNVEIL USD80BN PLAN FOR DRAGON CITY

The Cambodian government has announced the development of “Samdech Techo Dragon City”, named after the Cambodian Prime Minister Hun Sen’s zodiac sign. The plan for the new satellite city is being handled by the Ministry of Land Management, Urban Planning, and Construction and is expected to require USD80 billion in investment.

Despite first being mooted in 2010, the ministry continues to seek more investment partners from the private sector for the concept with only three Chinese companies reportedly showing interest to date.

Though the exact location of the city has not been revealed, it is expected to be built on 300,000 hectares of land located between the Tonle Sap and Mekong rivers, according to Phnom Penh Post.

Secretary of State at the Ministry of Land Management Phoeung Sophorn announced the plan during a working discussion with six construction firms from France in early September.

“If the project proceeds when it has enough money, it would take ten years to complete,” he said, adding that the construction firms from France would assist in technical work.

According to Secretary of State Phoeung, the master plan has already been mapped out, and the overall design of the city appears as if a dragon is rising out of the ground.

“The plan’s design will have a Cambodian style concept together with a modern feel to ensure that the nation’s style identity is perfectly maintained,” he explained.

Ministry spokesman Seng Lot, however, told Construction & Property Magazine that he was not yet personally aware of exact plans for the new city.

Secretary of State Sophorn said developing the city would to ease traffic congestion in downtown Phnom Penh where traffic jams occur every day, particularly at rush hour as the population continues to grow. “It has been for 580 years since the king-

dom erected any new city,” he said.

The development of so many high-rise buildings in Phnom Penh means that the flow of people from the countryside to the city is gradually increasing. As a result, the capital is becoming more crowded, resulting in traffic getting worse day by the day.

Supporters of the Dragon City firmly believe that there will be no traffic crammed in like the capital and therefore congestion will not be a significant issue.

Tang Sochet Vitou, vice-president of the Cambodia Society of Architects was unable to comment on the landmark project, noting that he hasn’t received any details of the plan.

The Phnom Penh post reported Secretary of State Sophorn as saying that, “The infrastructure, including underground, water as well as the dry route of all of these are mapped out in the master plan.” He also pointed out that the already drawn-up master plan expects no traffic issues for the next 500 years.” ■





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Inovar Floor has a good track record not only in supplying flooring

but also providing matching designs of various flooring accessories (eg. Skirtings and profiles) and installation services, including to big projects especially in the ASEAN region. It acts as a one-stop centre offering a total solution to your flooring needs. Inovar laminate flooring is installed using a floating system and does not require glue; this makes it easy to install and also easy to remove. With more than 60 designs to choose from, your flooring can be changed over time following fashion trends without much cost or hassle in both commercial and residential premises.

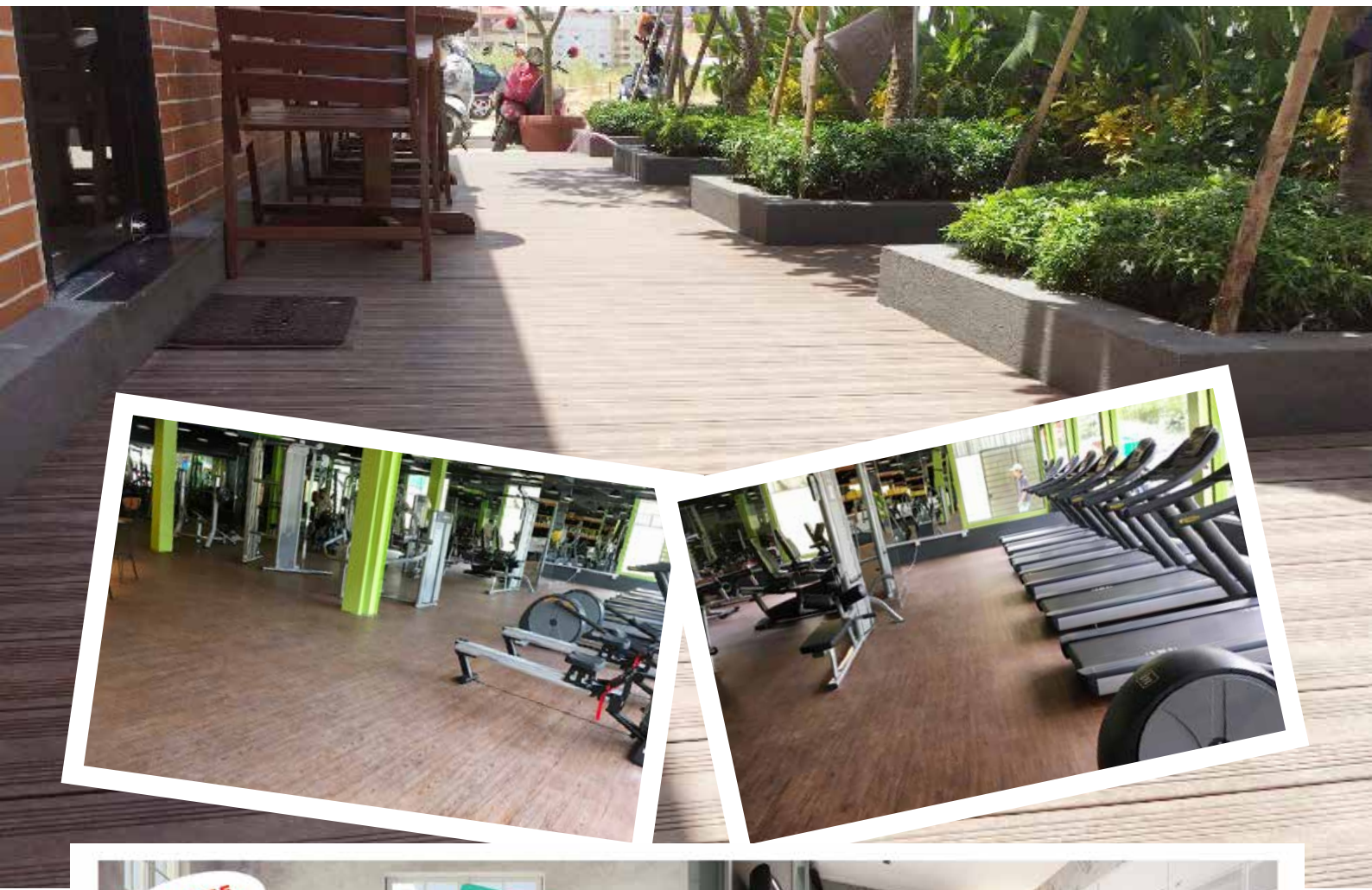
Other than laminate flooring, Inovar has added two more types of floor covering materials into its latest range of products; namely, Resilience Vinyl floor (Imprezz) with interlocking features and also wood plastic composite decking panels (Inovar Deckshield).

With its click system, Imprezz

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

Inovar Deckshield composite wood decking combines the proven strength of polyethylene and wood fibres with an external protective shield that encapsulates the board core on all four sides – making it impermeable while protecting it from scratches, stains and fading. This patented technology also makes it possible for enhanced colour streaking and natural wood grain structure to deliver that realistic timber look. It will not splinter or crack, making it truly safe to walk on even when barefoot.

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LIGHTHOUSE CLUB CAMBODIA GATHERING

28 SEPTEMBER 2017



The Lighthouse Cambodia held its September Social event in the unique surroundings provided by The Chinese House's beautiful heritage colonial building.

Thanks to Ben and his team for being such wonderful hosts and for providing delicious food and drinks to keep the conversation flowing!

Great to see all the wonderful people who came along; it was nice to see some old friends and meet up with the new members and attendees.

Special Thanks to our September sponsors - RTD Enterprise & MAHKO! We appreciate your support.

Your generosity enables us to assist students with their studies and support Cambodian construction workers and their families during difficult times.

The October Social will be on Thursday 19 October - watch this space for the upcoming event details...

Hope to see you all there!





LIGHTHOUSE CLUB – FAMILY GOLF DAY 22 OCTOBER 2017 AT CITY GOLF

On Saturday 22 October 2017, the Lighthouse Club Cambodia, a charitable organisation that supports disadvantaged Cambodian construction workers, held their first annual Family Golf event.

Held at City Golf in Phnom Penh, around 60 players and guests attended the event. As a family-focused event, a pitch and putt competition and mini golf games were organised for the children as well as a bouncy castle. Players

were able to enjoy an afternoon of friendly golf at the 9-hole venue.

Afterwards, there was also an opportunity for drinks, socialising and a BBQ provided by Fatboys' Sub and Sandwiches and Dan's Meats.

The event was hosted in partnership with Britcham, and other sponsors included ACH, Alchemy Design, Cicada Bar, Raffles Hotel and H & T Pool Company. Many generous raffle prizes were also donated by sponsors; these

included a 32-inch TV, donated by LG, as well as Dinner Vouchers at Chinese House, Meat and Drink at Bassac Lane and Mad Monkey.

A fun afternoon for all the family and the Lighthouse Club looks forward to hosting further events in the near future. This main event planned for 2018 will be the return of the larger Annual Lighthouse Golf Day event, scheduled for early in the New Year.

We look forward to seeing you there!



PESTECH DREAMS BIG IN CAMBODIA'S POWER INDUSTRY

By Jaya Ratanavong

While Cambodia hungers for increased megawatts of power capacity, Malaysian-owned power infrastructure provider Pestech International Berhad has increased its involvement in the kingdom's power development in recent years and is aiming bigger after it won an international prize awarded for best structural design and build in utilities and transmission.

Pestech, through its subsidiary Pestech Cambodia Limited (PCL), was granted the contract by Cambodia's Electricite Du Cambodge (EDC) in 2015 to build a substation in Kratie province and transmission line connecting the power supply from the Lower Sesan II Hydro power plant located in the Kingdom's northeastern province Stung Treng with the capital city Phnom Penh.

The project designed and con-

structed by the Malaysian firm was awarded a Be Inspired prize for best structural design and construction at the Year in Infrastructure 2017, a global conference annually organised by American infrastructural software developer Bentley and hosted in Singapore from 9 to 12 October.

Speaking on the sidelines of the conference exclusively with Construction & Property Magazine, Mr. Chong Kuen Wai, Pestech General Manager, explained that the firm is eyeing Cambodia as its headquarter on the South East Asian mainland – called Indochina as it is more broadly involves in power business in the kingdom.

“Pestech is planned to diversify itself in the power business in Cambodia because our idea is that there are a lot of opportunities and power demand in the whole of Indochina,” said Mr. Chong. “So we want to make Cam-

bodia being our hub to manufacture power products. So in Cambodia, we eye to export to Vietnam, networking to other neighboring countries.”

The higher level strategy comes after the firm has almost completed constructing a substation in Kratie and transmission line connecting the province through Kampong Cham province with Phnom Penh and will hand over the project to the Cambodian government no later than the end of this year.

The Pestech subsidiary PLC, which Mr. Chong said jointly invested with local company Diamond Group to found new company Diamond Power Limited (DPL), was granted a 25-year Build-Operate-Transfer concession in 2015 to construct the substation and the transmission line. The USD92 million-power transmission project was scheduled to be completed before the end of 2017.



About 95 to 98 percent of the project construction has been done, and was expected to be handed over to EDC one month earlier, according to Mr. Chong.

“The project in Kratie province was planned to be completed in 24 months, according to our contract. We should be handing over the substation and transmission line by this November, based on our schedule. We’re targeting commission by 25 October based on the progress at the site, so it is one month ahead of the schedule because the power plant site – Lower Sesan II Hydro Power Plant - will be commissioned in December this year. So the timing is so nice – we get the substation and transmission line in place already, waiting for them to commission and the power can start flowing and transmitting,” said Mr. Chong.

Based on data in Cambodia’s Power Development Plan, Mr. Chong said upon its completion, Cambodia would have another 400 megawatts of power capacity connecting to its capital, and it would help the country to reduce its reliance on importing power from

neighboring countries.

“This project is very important because the power plant is going to generate 400 megawatts to increase the current power capacity of 2,200 megawatts generated by EDC to 2,600 megawatts. That means the EDC doesn’t need to rely on neighbouring countries to import energy. As I know from the statistics now, EDC is importing close to 1,700 megawatts from Vietnam, 580 megawatts from Thailand, and about 10 megawatts from Lao. The Lower Sesan II Hydro Power Plant alone is generating 400 megawatts. So the country can almost stop importing power from Thailand,” said Mr. Chong.

As the current project is almost completed, Mr. Chong revealed his company is in talks with the Cambodian government to seek new BOT agreements with power agency EDC and build other substations and transmission lines connecting with other provinces.

Pestech does not solely invest in power infrastructural construction, but it has turned to diversification in

the power business in Cambodia after it was encouraged by the Cambodian government in recent years.

“Another plan is to set up a factory to assemble power transformers. We have been encouraged by EDC to build this factory to contribute to society. Because there are so many opportunities for industry in Cambodia, the EDC encourages us to do this to build manufacturing skills related to transformers. So I mean, for them, it is so good, promoting the industry in power sector,” said Mr. Chong.

Cambodia was expected to expand its source of power, and a lot of investment in substations and transmission lines are still needed to meet its goals as stated in Power Development Plan 2008-2021.

Currently, only 22.47 percent of Cambodian households are connected with electricity in the country, and over 50 percent of electricity consumers are in urban areas. The government was expected to provide electricity to all villages across the country by 2020 and 70 percent of all rural households by 2030. ■



ARE TALL SKYSCRAPER TOWERS OR BUILDINGS NECESSARY IN PHNOM PENH?

By Eric Wong Chon Lap

The world has seen the rapid development of super-tall buildings over the past few decades and this trend is particularly noticeable in Asia thanks to the economic booms in the key markets.

Building high-rises or skyscrapers is a good indicator of economic prosperity. A skyscraper will usually contain one or more of the following: cultural venues, entertainment, hotel, retail, world-class offices and 360-degree views of the city, but such developments can also signal property bubbles.

“It is a yes-and-no answer whether it is necessary for Phnom Penh to build skyscrapers. It really depends on the concept of the development. In certain areas, it is logical to build high-rise buildings whereas it is not in some areas,” according to Chhayleang

Nguon, CEO of Ratanaka Realty.

The Council on Tall Buildings and Urban Habitat (CTBUH), an international body in the field of tall buildings and sustainable urban design, defines the term ‘tall building’ as one higher than 150 metres. Today, the Phnom Penh skyline is filled with buildings of 8-15 floors and these buildings are spread out across the city.

To date, the city has not seen a completed super-tall building. However, there are two super-tall buildings being proposed: a 78-floor mixed-use development which is 300 metres high; and the plans for the 133-floor Thai Boon Roong Twin Trade Center, situated on 5 hectares of prime real estate opposite the NagaWorld Entertainment Complex.

In general, condominium buildings over 20 floors are popular and can command higher prices per square metre. This also applies to offices which can achieve relatively higher rentals. At the same time, the buyers or tenants will also weigh between the increased price/rental against the development. When it comes to height, the preference will be somewhere from 12 floors up to 50 floors, or 200 metres.

To build a high-rise or skyscraper, it certainly commands high quality in terms of designing, planning and other specifications. The taller it gets, the more demanding the construction criteria because it must meet the challenges of earthquakes and wind resistance. Other factors also need to be taken into account such as elevator connectivity or fire separation.



The standards for the air-conditioning systems and power supply are generally much higher than low-rise buildings.

“Most of the high-rise buildings are constructed for the investors. For the general population, they still prefer to live in a low-rise and low-density building,” said Chan Mlop Sokha from Sokha Law Firm.

Phnom Penh is seeing a new trend here where some high-rise developments paired with top hotel brands to strengthen the image of these buildings, for example, Rosewood Hotels & Resorts with the Vattanac Capital Tower and Shang-ri La Hotel with The Peak. This boosts the confidence of the tenants in terms of operation and design, and the quality standards by these operators.

However, the prospects for high-rise / skyscraper office buildings may not be so impressive in Phnom Penh considering the cost of development against the achievable rentals. There is definitely not enough demand from the types of tenants who are willing to pay a rental premium, and the existing office buildings have satisfied the current requirements of tenants in the office market.

In other key markets such as Hong Kong and Singapore, office skyscrapers can command a rental premium way over the market average. Similarly for residential condominiums, a developer should consider how much of a premium it can achieve before making the decision to proceed with a high-rise / skyscraper project, as the market will favourably perceive quality over height. ■

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OCIC INVESTS USD45 M



Prime Minister Hun Sen on Monday 23 October 2017 presided over the groundbreaking ceremony on the construction of new concrete bridge spanning across the Tonle Sap River from Chroy Changvar Satellite City to National Road 5. “The new bridge will help the traffic flow on national road 6 and 5, while the old Chroy Changvar bridge gets repaired” he said.

“The bridge will make travel easier as well as transporting goods from the provinces to Phnom Penh and from Phnom Penh to the provinces, which are in constant growth. Previously,

Phnom Penh cover only about 300 square kilometres, but now the fast growing city has expanded to 700 square kilometres with new achievements and infrastructures to serve the needs of the people.” The Prime Minister explained.

A month ago, Phnom Penh City Hall has announced the temporary traffic closure of the Cambodia-Japanese Friendship Bridge after survey conducted by JICA for the measurement to repair.

Originally constructed in the 1960s and re-opened for traffic in 1995 after being rebuilt by the Japanese, more

than 20 years of heavy traffic on the Cambodia-Japanese Friendship Bridge has taken its toll leaving the bridge requiring urgent repair. The bridge is expected to be closed for approximately two years until July 2019.

In order to reduce traffic congestion to the busy Chroy Chongva district during the renovation work, a temporary iron bridge is being built stretching from the Sokimex petrol station on National Road No.5 across to the Chroy Chongva satellite city.

Deputy director of OCIC Touch Samang joined the traditional Cambodian prayer for happiness before

MILLION IN TWO BRIDGES



breaking ground on 12 September said that the temporary iron bridge will be 12 metres wide and 500 metres long and will take about 6 months to complete. “The iron bridge is being built to replace the restored bridge at an estimated cost of USD10 million,” he said.

According to Mr Touch, the new concrete bridge across the Tonle Sap river will be 20.5 metres wide and 500 metres long and will take about 28 months to complete with an estimated cost about USD35 million. Soon after the Friendship Bridge renovations are successfully completed as planned, the USD10 million steel bridge will be taken down.

Longer term, a new permanent bridge is expected to be built in the same place as the temporary bridge to connect to the Chroy Changva satellite city. The bridge is the main traffic artery linking the capital Phnom Penh to the north of the country across the Tonle Sap river and the costs of the renovation are being met through Japanese aid.

Kleag Hout, governor of the Chroy Changva district who presided over the ceremony, said that “the concrete bridge plays a crucial role to ease the traffic jams,” he said, adding that “it is a link of paramount importance linking Ruessey Keo and Chroy Chongva.”

OCIC is one of the Cambodia’s lead-

ing developers and is behind dozens of property developments. The Chroy Changvar City Development Project, being built on 307.3 hectares, is a satellite city project by OCIC. The Chroy Changvar Satellite City includes three communes in Phnom Penh’s Russey Keo district – Chroy Changvar, Prek Leap and Prek Tasek.

The Khmer Times reported that the firm has invested a total of USD1.6 billion in the satellite city. The satellite city will have schools, sports centres and a stadium, government complexes, a riverfront esplanade and a clubhouse. Also included are power plants and around-the-clock security check-points. ■



PESTECH WIN BENTLEY BE INSPIRED AWARD IN SINGAPORE

By Jaya Ratanavong

A Malaysian-owned power infrastructure constructor was awarded a prize for its building a power substation and transmission line in Cambodia.

Pestech International Berhad, through its subsidiary in Cambodia Pestech Cambodia Limited (PCL), was granted a 25-year concession by the Cambodian government to build a substation in Kratie province and transmission line connecting power from a hydro power plant in the country's northeastern Stung Treng province with the capital city Phnom Penh.

At the Year in Infrastructure 2017, a global conference organised annually by American infrastructural software developer Bentley and hosted in Singapore from 9 to 12 October, Pestech was announced as a winner of a Be Inspired Award among other 17 infrastructural com-

panies from a global shortlist of 51 finalists.

The award recognises the firm using Building Information Modeling (BIM) Advancement in Utilities Transmission and Distribution to complete the substation and transmission line construction project in Cambodia by applying Bentley-developed software, according to Bentley's press release on 16 October.

"This project is very important because the power plant is going to generate 400 megawatts to increase the current capacity of 2,200 megawatt generated by EDC to 2,600 megawatts," said Pestec General Manager Chong Kuen Wai who presented the project at the conference.

Mr. Chong told Construction & Property Magazine that he did not expect to win the award because

there was a long list of huge and impressive infrastructural constructions submitted by companies from around the world which were then selected by Bentley for the final round in Singapore.

As the power project is scheduled to come online before the end of 2017, Mr. Chong said there were challenges during construction of the transmission line connecting power flow from Kampong Cham province with the kingdom's capital.

"There are more challenges on the transmission line because it is quite long at 125 kilometres. The construction challenged again during the four-month rainy season in which the progress was not very smooth. We have to come out with a lot of preparation. We have to use boats to transfer our materials to the spots of the towers. Also, we have to use latest technologies of

Be Inspired Awards 2017 **WINNER**

BIM Advancements in Utilities Transmission and Distribution



*Development of 230KV Kampong Cham - Kratie Province
Transmission System and Substation Project of Cambodia*



tension machines to increase productivity of line tensioning,” said Mr. Chong during an interview on the sidelines of the gathering.

He added, “One more thing is that Kratie is far from the capital city of Phnom Penh, and it is not easy to access to components and materials in the areas – like the whole Cambodia. So a lot of things were imported from Malaysia and China into Cambodia.”

Nevertheless, Mr. Chong gave assurances that the project would be completed at least one month before the schedule and ready to transfer power from the Lower Sesan II Hydro Power Plant through newly-constructed transmission line to Phnom Penh before the end of this year.

409 infrastructural construction projects from 52 countries around the world were nominated, and 51

finalists were selected for the annual award in this year, according to Bentley System.

“It is interesting. This year, we have nearly half of the finalists from Asia Pacific,” Chris Barron from Bentley System told reporters at the conference, adding that this demonstrated that the biggest trend in the world going digital is in Asia.

BENTLEY SYSTEMS ANNOUNCES WINNERS OF 2017 BE INSPIRED AWARDS

At a ceremony and gala at their Year in Infrastructure 2017 Conference, Bentley acknowledged 17 Be Inspired Awards winners and six Special Recognition Awards winners.



The Be Inspired Special Recognition Awards winners for 2017 are as follows:

Asset Information Management Advancement

Oregon Department of Transportation – TransInfo —A Connected Data Environment for Transportation – Salem, Oregon, United States

Comprehensive BIM Advancement

Guangdong Hydropower Planning & Design Institute – Guangdong Pearl River Delta Water Resources Allocation Project – Guangdong Province, China

Conceptioneering Advancement

HNTB Corporation – I-94 Modernization Project – Detroit, Michigan, United States

Constructioneering Advancement

China Construction Sixth Engineering Division, Tianjin University of Technology, and Tianjin Tianhe-Cloud Building Engineering Technology Co., Ltd. – Sanya New Airport Reclamation Project – Sanya, Hainan, China

Inspectioneering Advancement

SEIKEY Enterprise Drone Solutions – Cell Tower Inspections 4G and 5G – Caronno Pertusella, Varese, Italy

Operationeering Advancement

Outotec – Design for Reliability Project in Counter Current Decantation (CCD) – Helsinki, Finland

The Be Inspired Awards winners for 2017 are as follows:

BIM Advancements in Bridges

Long Jian Road & Bridge Co., Ltd. – Heihe-Blagoveshchensk Heilongjiang River (Amur River) Road Bridge Project – Heihe City, Heilongjiang Province, China

BIM Advancements in Buildings and Campuses

Morphosis – Bloomberg Center Project – New York, New York, United States

BIM Advancements in Construction

Leighton Asia – Hong Kong Boundary Crossing Facilities, Hong Kong-Zhuhai-Macao Bridge – Hong Kong

BIM Advancements in Environmental Engineering

NJS Engineers India Pvt. Ltd. – JICA Assisted Ganga Action Plan II – Varanasi, Uttar Pradesh, India

BIM Advancements in Manufacturing

Satria Technologies Sdn. Bhd. – Sustainable Solutions for Control & Protection Systems – Klang, Selangor, Malaysia

BIM Advancements in Mining and Offshore Engineering

Offshore Oil Engineering Company Limited – Field Jacket Design and Development of ‘Fixed Offshore Structure Design Tool’ – Tianjin, China

BIM Advancements in Municipal Operations

Huadong Engineering Corporation Limited, PowerChina
– Application of BIM Strategy for Shenzhen Qianhai
Municipal Infrastructure – Shenzhen City, Guangdong
Province, China

BIM Advancements in Power Generation

China Water Resource Pearl River Planning Surveying
& Designing Co., Ltd. – Wugachong Reservoir Project
in Pu'an County of Guizhou Province – Pu'an County,
Qianxinan Buyei and Miao Autonomous Prefecture,
Guizhou Province, China

BIM Advancements in Project Delivery

Mott MacDonald and the Costain, VINCI Construction
Grands Projets, Bachy Soletanche Joint Venture – East
Section of the Thames Tideway Tunnel – London,
England, United Kingdom

BIM Advancements in Rail and Transit

Mass Rapid Transit Corporation Sdn. Bhd. – Klang Valley
Mass Rapid Transit Project - Sungai Buloh-Serdang-
Putrajaya Line – Kuala Lumpur, Malaysia

BIM Advancements in Reality Modeling

CEDD-AECOM- The Earth Solutions – Development of
Anderson Road Quarry Site – Hong Kong

BIM Advancements in Roads

CCCC First Highway Consultants, Co., Ltd. – Application
of BIM Strategy on the Transformation of Meiguan
Expressway to Urban Road Design Project – Shenzhen
City, Guangdong Province, China

BIM Advancements in Road and Rail Asset Performance

Highways England – Network Occupancy Management
System (NOMS) – Strategic Road Network, England,
United Kingdom

BIM Advancements in Utilities and Industrial Asset Performance

BP – Khazzan Central Information Store – Khazzan Field,
Block 61, Ad Dhahirah Governorate, Oman

BIM Advancements in Utilities Transmission and Distribution

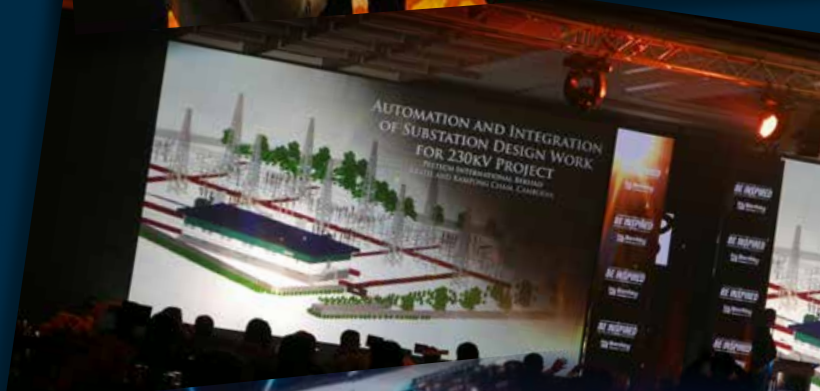
Pestech International Berhad – Automation and
Integration of Substation Design Project – Kratie and
Kampong Cham, Cambodia

BIM Advancements in Water and Wastewater Plants

Beijing Institute of Water – Tongzhou Water Works
of Beijing South-to-North Water Diversion Project –
Beijing, China

BIM Advancements in Water Networks

AEGEA – AEGEA Prolagos Sewerage Master Plan 2041 –
Região dos Lagos, Rio de Janeiro, Brazil.





PEX QUALITY WATER PIPES NOW AVAILABLE IN CAMBODIA



Coming directly from France, PEX Pipes is the first company to bring high-quality plumbing pipes to Cambodia.

Mr. Pak Serge, CEO of PEX Pipes Co. LTD explained to Construction & Property Magazine more about his company and the technology behind it.

Tell us more about your company.

PEX Pipes Co. Ltd. is the exclusive distributor of COMAP pipes for the ASEAN zone. COMAP is a French company that belongs to the Aalbert Industries Group which is listed on the Amsterdam stock exchange. COMAP produces 60 million metres of pipe every year. Its factories are all in Europe with ISO 9001 certifications.

Our company goal is to bring the PEX pipes technology (polyethylene cross linked) to South East Asia in countries that still use mostly PVC pipes for clean water. Our goal is to make this afford-

able technology more and more popular by preventing water leakage issues.

Why bring this technology to Cambodia?

Leakage is a real issue in Cambodia. Owners of flats, houses, villas, hotels and offices all are concerned by this problem whether it's an old or a new construction. How many times have you heard complaints about leakage issues from your family, friends or colleagues? For me, it is a lot. That is why I have brought this technology here. In France, we don't have leakages everywhere; it is not a common issue, especially in new construction as they are all guaranteed for 10 years. If you use the right materials from the beginning, you are worry-free for the future. That is the way it should be.

What is PEX?

PEX stands for Polyethylene Cross-linked. It is a form of polyethylene with

cross-links: highly resistant and flexible at the same time. Our pipes can withstand pressure up to 10 bar and temperatures up to 90°C. They can be exposed or buried in walls or the ground. It comes in rolls of ranging between 50 metres to 200 metres. They are available naked or protected in a corrugated conduit. Different diameters are available: 12, 16, 20 or 25 mm.

Our PEX Pipes and fittings are all certified to European standards (ISO, SKZ, CSTBat).

What is your price range?

In terms of material only, we are about the same price as PP-R. But in terms of labour and time, we are a lot easier and quicker to install, so you save a lot of money on these points. Also our fittings are all reusable, so you have no waste in case of mistakes or whatever. Moreover, the expected lifetime of PEX installation is 50 years. You will definitely save money in the long run. ■



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SKY LAND CONDOS: WHERE PEACE AND LUXURY UNITE



T rue luxury - is it only just a dream? When an individual thinks of a lifestyle of luxury, their mind will often wander towards a modern home with state-of-the-art facilities, a place where a family can feel relaxed and safe, and above all, having everything that you or your family could possibly need, with the easiest convenience. Sky Land Condos, the newest development by STAR5 Developers, has brought the notion of luxury to life, but with one added and critical difference; the developers truly appreciate the importance of a peaceful environment; whether looking for a home to live in or as a prospective investor.

That is why, unlike many other condominium developments that are on the market, Sky Land Condos is based far enough out of the hustle and bustle of Phnom Penh, yet still in close enough proximity to have every necessity at residents' disposal. Leading centres of academic excellence, globally reputable institutions, and prime

entertainment zones are in reach with the development based just 15km from the CBD of Phnom Penh. This is perfect for prospective families looking to settle for the long term. However, this does not even scratch the surface of the facilities that are on-site. The development itself will have a personalised park, gym, shopping options, sky bar facilities as well as a major focus on the outdoors, so that residents can exercise and enjoy the fresh air on their own terms.

For developments with this level of appeal, the main question comes down to price. This is something that STAR5 Developers have taken into account to make their peaceful version of luxury attainable for all. The developer is offering incredibly flexible payment options, with no interest for up to three years. Based on the prospective success of this development, they are offering a 'super return', which means for any investor, there is an expected return on investment of 35-50%

growth after two years of completion. Buyers have a selection of either 224 studios or one & two bedroom condo's spread out across eight floors which represent an opportunity that can't be missed.

Feel free to come and meet the friendly team of STAR5 Developers at the Cambodia Construction Industry EXPO 2017 on 30 Nov. - 2 Dec. 2017 at Koh Pich, Phnom Penh to discuss your future home or investment and learn about the exclusive promotions the developer will be running throughout the show including up to 20 percent off the purchase price.

In addition, the developer is offering a Cambodia first! Anyone that buys and pays for a 2-bedroom unit in full during the show will receive a studio condo at no extra cost! Which means you will receive two condos for the price of one.

This is limited to two buyers only so get in fast! ■

A NEW SMART LG AIR CONDITIONER FOR RESIDENTIAL USE



Plasmaster™ Ionizer^{PLUS}

Before making the decision to buy a home appliance you need to ensure that it is of good quality and will last for a long time. If you choose the wrong product, you will be disappointed in the results and likely experience negative consequences.

LG air conditioners are designed to meet the needs of consumers, providing comfort and other advantages thanks to their various functions. LG air conditioners are equipped with an LG Smart Inverter which lowers energy consumption saving up to 65 percent. Operating in complete silence, LG air conditioners allow you the ultimate in sleep comfort. No matter how hot it is outside, LG air conditioners distribute cool air 30 percent faster than other brands. The fast cooling action reaches every

corner of the room and powerful performance cools even large rooms faster.

The powerful Plasmaster Ionizer Plus, is a function which protects you from odors and harmful substances in the air with over 3 million ions to sterilise not only the air passing through the air conditioner, but also surrounding surfaces for a safer, cleaner environment.

Plasmaster Skin Care Ions is another feature of the highly-advanced LG Plasmaster which provides extra moisturisation for the delicate human skin, while keeping the indoor environment adequately humid to maintain optimal living conditions. Providing a number of highly functional ions to longer distances, Plasmaster has been tested and been proven to keep the moisturisation

rate of the skin 15 percent higher than normal, which is over 3 times higher than that of non-Plasmaster air conditioners. One important thing about this function is that the polarised ions bond with water molecules in the air to form nano mist. Nano mist enters the skin layer and keeps the epidermis soft and moist.

Last but not least, Plasmaster™ Auto Cleaning is a comprehensive auto cleaning function that prevents the formation of bacteria and mould on the heat exchanger, providing a more pleasant and comfortable environment. By eliminating the humidity and bacteria left in the air conditioner, the auto cleaning function removes all substances that might be harmful to the human body. ■

THE YEAR IN INFRASTRUCTURE 2017 CONFERENCE

BENTLEY'S AECOSim building designer CONNECT Edition surmounts the challenges of BIM scalability for major projects

September 2017: Bentley Systems, Incorporated, a leading global provider of comprehensive software solutions for advancing infrastructure, announced the availability of AECOSim Building Designer CONNECT Edition, Bentley's building information modelling (BIM) application designed for building projects of significant size and/or engineering complexity, and which are typically characterised by the challenges of combining vertical construction and horizontal infrastructure (like roads, railways, utilities, etc.).

On such projects, design and project delivery firms often have broad responsibilities for multiple project delivery disciplines and across subcontractors and joint venture organisations.

Users of AECOSim Building Designer V8i have demonstrated its versatility in a wide range of project types. Among Bentley's 2017 Be Inspired Awards nominations, 63 projects credited AECOSim, including 15 of the 51 finalists, in projects as diverse as bridges, airports, Olympic sports facilities, mining, manufacturing, offshore, municipal, power generation, utility transmission and distribution, and water and wastewater treatment facilities.

The new AECOSim Building Designer CONNECT Edition shares a comprehensive modelling environment with all of Bentley's CONNECT Edition applications. Without a comprehensive modelling environment, engineers and architects have had

to struggle with complex data exchange, resulting in information loss and repeated translations, or even resort to force-fitting a BIM application beyond its intended use to model geometry, which is lacking in BIM intelligence.

AECOSim Building Designer CONNECT Edition integrates the work of architects, structural engineers, and MEP engineers in a single application, and now extends its scalability by leveraging CONNECT Edition's comprehensive modeling environment. The new release provides seamless, translation-free, intra-operability with Bentley's full multi-discipline portfolio of design, analytical, and construction modeling applications.

Santanu Das, Bentley Systems' senior vice president, design modelling, said, "This is an exciting time for Bentley as we complete the delivery of our CONNECT Edition applications. AECOSim Building Designer CONNECT Edition enables our users to improve their productivity and to collaborate across multiple disciplines by sharing content and data in a seamless workflow through a comprehensive modeling environment."

For more information about AECOSim Building Designer CONNECT Edition, please visit www.bentley.com/aecosim-buildingdesigner.

About the CONNECT Edition

The CONNECT Edition of Bentley's

infrastructure engineering software is built on a comprehensive modeling environment to support the delivery of infrastructure projects and to improve the performance of projects and assets from design through construction and operations.

CONNECT Edition applications feature CONNECTservices, which enable project teams to improve collaboration, ensure mastery of Bentley software, and empower individuals with the personal mobility to work from any location.

Leveraging the reach and computing power of Microsoft Azure, and supporting a hybrid environment that includes on-premise servers, desktop applications, and Bentley apps, the CONNECT Edition provides an unprecedented level of information mobility for advancing infrastructure.

About Bentley Systems

Bentley Systems is a global leader in providing engineers, architects, geospatial professionals, constructors, and owner-operators with comprehensive software solutions for advancing the design, construction, and operations of infrastructure.

Founded in 1984, Bentley has more than 3,000 colleagues in over 50 countries, more than \$600 million in annual revenues, and since 2011 has invested more than \$1 billion in research, development, and acquisitions. ■



LOAN APPROVED FOR COMPLETION OF NATIONAL ROAD NO.21

A year after Cambodian Prime Minister Hun Sen requested an additional loan from his Korean counterpart to complete the upgrade of National Road No. 21, the loan was finally approved in September.

The Republic of South Korea will provide the Cambodian government a concessional loan of USD11.5 million to complete the second phase of National Road No.21 which is 8.6 kilometres long.

The state-run online government news outlet Fresh News reported that the two counterparts inked the funding agreement on 6 September 2017 in Seoul. The signing event was presided over by Cambodian Secretary of State of the Ministry of Economy and Finance Vongsy Visoth and executive director of the Exim Bank of Korea Chang Young-Hoon. The event was held on the occasion of the 30th anniversary of Korea's Economic Development Cooperation Fund (EDCF).

The 63.6 kilometre-long National Road No.21 needs to be rehabilitated from the Takhmao roundabout to Chrey Thom in Kandal province. The first phase of the road renovation is 55 kilometres, and the second phase, which has just received funding approval, is 8.6 kilometres.

The road connects from the road junction in Takhmao town to the Chrey Thom Cambodia-Vietnam border gate in Kandal province, on which 58 bridges and culverts need to be constructed. The road will have an asphalt and concrete surface and is estimated to cost approximately USD61 million. USD52 million of this was sourced from a loan from South Korea's Exim Bank and the rest from the Cambodian government's budget.

Since the commencement of construction in 2015, the completion of the national highway upgrade is expected to take 36 months under the technical supervision of international company Dasan and construction by Korean company Hanshi.

The Khmer Times quoted the prime minister as saying, at a ceremony to mark the resumption of construction in 2016, that, "In the second stage of this project, there are just over 10 kilometres left. I think this [USD10 million] would not be a problem since South Korea has already granted hundreds of millions of dollars for Cambodia. I can say that I am proud of the foreign policy that both countries have formed."

According to the prime minister, National Road No. 21 is a primary road

between Phnom Penh to Vietnam and will become one of the main arteries in the region, providing greater access and mobility to rural communities and a strong contribution to the local economy. The road, moreover, is set to become part of a road network to transport goods to and from Phnom Penh and Vietnam.

Operated by the Export-Import Bank of Korea (Korea EXIM Bank), EDCF was established in 1987 to support developing countries in their efforts to achieve industrialisation and economic stability. As a pillar of Korea's Official Development Assistance (ODA), EDCF supports concessional loans to the countries to implement development projects in various sectors, such as transportation, energy, water supply, sanitation and education.

According to the Cambodian CDC, as of 2016, Korea has provided approximately USD526 million to Cambodia. The partnership between the two countries has been further enhanced through the joint implementation of the 2016-2020 partnership strategy which focuses on areas of transport, water management, public health, education and rural development. ■

PHNOM PENH MUNICIPALITY DIARY: SEPTEMBER - OCTOBER 2017



▼ **Rail link stretch underway**

01 Sept

Transport Minister H.E. Sun Chanthol and Phnom Penh Governor Khoung Sreng inspected the rail link stretch in Por Sen Chey on Tang Korsang road to connect the rail link to nearby Tang Korsang pagoda and then turn into Phnom Penh international airport. The new connected rail link will serve public transportation from the royal railway station to the airport.



▼ **PPCH discusses Choeng Ek satellite city plan**

04 Sept

Discussions on the Choeng Ek satellite city plan are moving swiftly. PPCH municipal governor Khoung Sreng urged the team of officers to speed up the plan. He also exhorted the involved authorities to clearly define the boundaries of the development zone, and the boundaries of the reservoir prior to reaching a better resolution for the project plan.



▼ **Construction work commences on St. 315**

05 Sept

To ease public transportation on the outskirts of the capital Phnom Penh, the Cambodian government has inaugurated the renovations of Street 315. The road construction is 1,272 metres long, 8 metres wide and 1.5 metres in depth for laying storm drainage. Once the construction is complete, the improved road will promote the livelihoods of residents.



▼ **City Hall urges private sector to develop the capital**

06 Sept

With a fast growing city, the PPCH has ambitious plans to remodel it. For the development and modernisation of a modern capital, contributions from the private firms in partnership with the public sector are required. PPCH Municipal Governor Khoung Sreng discussed working with a Chinese firm that wants to invest in the Kingdom. He exhorted the developer to invest in underground parking and a sky train in order to ease traffic congestion. After the meeting, the tangible result was that the investor committed to conducting a feasibility study on projects to develop and improve Phnom Penh.



▼ **Phnom Penh AGT is in progress**

06 Sept

PPCH welcomed the Japanese International Cooperation Agency (JICA) and a working group from the AGT project to hold discussions. Called the Automated Guideway Transit (AGT) line, the proposed electric sky train would include more than ten stations with capacity for a 3-car train to accommodate 330 people.



▼ **Cambodia-Thai Friendship Garden Opens**

07 Sept

The 454 metre long, 31 metre wide Cambodia-Thai friendship garden opened in downtown Phnom Penh. The inauguration of the garden was presided over by Cambodian Prime Minister Hun Sen and his Thai counterpart H.E. Gen. Prayut Chan-ocha.



▼ **Chroy Chongva Bridge temporarily closed**

01 Oct

The Cambodia-Japanese Friendship Bridge was officially announced to be temporarily closed for renovation from 1 October, 2017. The Cambodian government granted the Oversea Cambodia Investment Corporation (OCIC) the contract, under aid granted by the Japanese government to re-construct the bridge which is expected to fully open in 2019.



▼ **OCIC to build pedestrian bridges**

05 Oct

To promote traffic flow into the under-construction Olympia city project, PPCHC collaborated with developer OCIC, the owner of Olympia City, to build pedestrian bridges over the Neang Kong Hing roundabout in Prampir Meakkakra District.



▼ **Decoration & building materials market opens**

07 Oct

Located along National Road 1, in Niroth Ampov Capital district, the DIFA International Decoration and Building Materials Market, claiming to be the first international-standard construction materials market, was officially launched in early October with approximately USD5 million of investment capital to cater to the growing needs in Cambodia.



▼ **Prek Pnov Bridge toll collection revoked**

13 Oct

Prime Minister Hun Sen announced in mid-October to end the toll collection of Prek Pnov Bridge built over the Tonle Sap River by local conglomerate LYP Group Co Ltd, which is owned by tycoon Ly Yong Phat. Located in Russey Keo district, Phnom Penh, the toll bridge was inaugurated in 2010 at an estimated cost of USD43million. From 15 October, no further tolls will be collected for using the bridge and road connecting National Road No. 6A with National Road No. 5.

MLMUPC DIARY: SEPTEMBER - OCTOBER 2017

► **MLMUPC offers land titles to victims in Koh Kong**

04 Sept

A land dispute in Sre Ambel and Botom Sakor districts in Koh Kong province between many affected families and two privately-run sugar firms that were granted economic land concessions - Koh Kong Plantation Co., Ltd and Koh Kong Sugar Industry Co., Ltd required resolution. With the resolution of the conflict, the MLMUPC offered citizen identification and land titles to the families that are in dispute with the two private firms.



► **More Chinese firms eye the Kingdom's property surge**

05 Sept

The real estate sector in Cambodia has seen dramatic growth year-on-year. The sector is one of the backbone pillars of economic growth in the nation, attracting more foreign investors. China is the frontier foreign investor in the kingdom's real estate industry. The Smart Dragons Group Ltd, a developer from Zhinsland, China, was welcomed by the MLMUPC to discuss an introduction to real estate investment in the nation. In June, the MLMUPC welcomed the China-ASEAN Business Council (CABC) to discuss the nation's construction boom and with the aim to bridge bilateral relations.



► **MLMUPC talks to World Bank**

13 Sept

Senior construction minister H.E. Chea Sophara welcomed a high officer from the World Bank. Ellen A. Goldstein, the World Bank's director for Asia and Pacific, had a courtesy work discussion with the senior minister on Cambodia's economic growth. During the exchange of insights, she appreciated Cambodia's economic performance remaining very stable for years.



► **Land dispute resolution is underway**

18 Sept

The arising issue regarding the economic land concession (ELC) land dispute with sugar-cane plantations for exportation is very concerning. The conflict urgently needs to have a proper approach and solution between the affected families and the private sugar firms that have been granted ELCs. To resolve the matter of concern, H.E. Chea Sophara and European Union Ambassador to Cambodia H.E. George Edgar held a discussion to figure out a resolution.



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APPROACHING
CONSTRUCREXPO
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CCA DELEGATION ATTENDS BMAM & GBR EXPO ASIA 2017

BMAM & GBR Expo Asia 2017, the international exhibition and conference on building maintenance, facilities management, and green building, concluded its 10th edition on a high note on 22 September 2017.

Hosted in Bangkok –Thailand, the three-day business show from 20 September to 22 September was organised by IMPACT Exhibition Management Co., Ltd. Thanks to the tangible results this year, IMPACT has announced the schedule for the 11th edition of BMAM & GBR Expo Asia to be held in September next year.

Occupying 6,750 square metres of exhibition space with 150 exhibitors from nine countries and two international pavilions (Singapore and Japan), the annual event attracted 5,421 trade visitors from 33 countries, including Australia, Cambodia, China, India, Indonesia, Japan, Laos, Malaysia, Myanmar, Singapore, USA and Vietnam.

A high-level delegation from the Cambodia Constructors Association (CCA) was also invited to deliver a speech during the forum of the show. CCA representative Dr. Tann Monivann shared his views on investment opportunities in Cambodia with the guests participating in the forum. On a different theme,

Beng Hong Socheat Khemero, general director of housing from the Ministry of Land Management Urban Planning and Construction gave a presentation to the forum on affordable housing in Cambodia.

During the trade expo, there were numerous technologies displaying smart building management – ranging from smart security and safety; smart facilities; and smart energy-saving; to ‘Smart City’ demonstrations.

The highlight, a ‘Smart Home Showcase’, displayed the next generation of home and building innovations connected with smart 4.0 devices ranging from parking system; security and safety; and healthcare, and it also featured sustainable living designed by the Architect Council of Thailand and Smart Cities Thailand Association. A fully electronic car, the “Tesla S series”, was also showcased, adding a touch of excitement and glam to the event.

According to IMPACT General Manager Mr. Loy Joon How, this year’s IMPACT aimed to promote smart building technology in response to the government policy of ‘Thailand 4.0’.

“Over the last 10 years, BMAM & GBR Asia Expo has facilitated business and

provided learning opportunities. The number of exhibitors and visitors at BMAM & GBR Asia Expo is ever-growing, and we’re very pleased to be a facilitator in this journey,” he said.

Mr. Pornthep Suwanlertlum, Sales & Marketing Manager, Furukawa Thailand (Platinum Sponsor), said “We exhibited at BMAM because we wanted to promote our brand to the local and international markets. Furukawa will definitely come back again next year since we believe that having a proper marketing platform is the right choice for our brand. Besides, Furukawa will continue to sponsor this show in the future.”

Mr. Kittisak Khunwanich, Corporate Strategy & Marketing, C.I. Group Public Company Limited (Gold Sponsor), said “This is the second time that we exhibited at BMAM & GBR Expo Asia, as we got very positive feedback last year.” He added, “This show is the one-stop platform that showcases the building, facilities management, and green building technologies, and we were very satisfied with the show this year because the organiser took care of us very well and we generated new sales leads.” ■



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- Construction Service, Management and Development.
- Construction Materials Supply & Import-Export.



6TH CCA CONSTRUCTION EXPO APPROACHING



With just over a month to go, the 6th Cambodia Constructors Association Summit & Construction Industry Expo is scheduled for 30 November to 2 December, 2017 at the Diamond Island Exhibition and Convention Center. The nation's largest construction trade show will bring together professionals from the construction industry as well as government officials.

Having successfully hosted the Cambodia Construction Industry Expo for the last three consecutive years, the organiser expects to attract over 300 booths to the 2017 event, showcasing hundreds of construction and property products and services from around the globe.

Established in 2011, the annual event organised by CCA incorporates the annual general assembly to

announce, discuss and celebrate its achievements over the course of the year. The Cambodia Construction Industry Expo 2017 provides companies the opportunity to market their products/services to an expected 15,000 trade visitors and potential customers in a focused and quality environment.

Exhibiting at the expo 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. The expo presents exhibitors the opportunity to meet others in the sector as well as make contacts with new customers.

The trade fair is the nation's flagship

building and property expo, and has been hosted annually since 2014 at the Diamond Island Exhibition and Convention Centre by CCA, the kingdom's only privately-run constructors group.

In 2014, the expo registered some 220 booths from over 100 exhibiting companies, while the 2015 show attracted almost 250 stands with over 100 exhibiting companies. Last year's trade expo built on that success with 290 booths welcoming 11,179 visitors, of which 7,169 were professionals from the construction and property industries.

The 3-day trade event is dedicated to making a difference for business professionals to share, learn and succeed in the building and property sectors. The show will be joined by construction, financial, architectural, and insurance firms who wish to showcase evolving technologies and services in the field. ■

Hosted
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Ministry of Labour
and Vocational Training



Board of Architects Cambodia



Board of Engineers Cambodia



International Federation of Asian and
Western Pacific Contractors' Associations



Asean Constructors Federation



CAMBODIA EXPO - 2017

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ACF SUMMIT DISCUSSES ASEAN STANDARDS

The 44th ASEAN Constructors Federation (ACF) Council Meeting met in September to discuss progress toward achieving ASEAN-wide construction standards.

The ACF, which represents constructors in the South East Asian region, attended the summit chaired by the Singapore Constructors Association Ltd (SCAL) at the Mandarin Orchard venue, Singapore on 28 September, 2017. The one-day gathering provided an opportunity to discuss and assess the numerous challenges being faced as part of the integration process.

The ACSTST program aims to produce a single standard for construction workers across ASEAN, but establishing vocational training centres in each respective nation remains a problematic issue. Due to different requirements, criteria and assessment methods in each country, harmonising the minimum requirement for each level has not yet been concluded. Each member country was asked at the meeting to go back and review their requirements again.

To produce tangible results, the

Master Builders Association of Malaysia (MBAM) made a suggestion to the Board regarding the possibility of hiring external consultants to compare variables of each country, to harmonise them and to write up one ACF ACSTST standard. In addition, the board discussed for the possibility of hiring an external professional consultant to compare modules, requirements and criteria from each country and how to move the program forward.

The Cambodia Constructors Association (CCA) was also urged to speed up work on this program as the board aims to receive the respective criteria for worker standards from each country by the end of this year. The Thai Constructors Association (TCA) contacted the Laos National Construction Association (LACA) and requested they send information on their constitution, registration and some activities. However, according to the TCA, Laos need to set up independent contractors not under government for this process.

Amending the ACF constitution was another talking point at this year's sum-

mit. The ACF President sees the need to revisit and review the Constitution in order to bring it up-to-date and suit the changing environment. The TCA, being the secretariat office, will work together with the ACF president and Secretary-General to draft the amended clauses and will send them to members for comments.

Since the ACF now has a new member and the host country rotates, the ACF President also saw the need to write up a 'Manual of Standard Procedures' for the host country. In this role, the TCA will help to draft the procedures and circulate to members for comment.

On the administrative side, the members also shared insights on ways to improve the ACF website; making it more informative and communicative so that not only each association, but also the ASEAN people as a whole can benefit from the information hosted on the website.

The Philippines Constructor Association (PCA) proposed the creation of a Members' Corner where the minutes of all past meetings are included and



secured by password. The SCAL also informed the Board that the initial cost of setting up the Members' Corner is USD2150 with an annual maintenance fee of USD1700. The MBAM recommend moving the webmaster to countries where expenses are cheaper. Each member country will also go back and check the cost of adapting the ACF website. The MBAM also suggested that the information should be stored on Cloud, and each member country will go back and look into the idea of how to do it.

Next year, the Indonesia Constructors Association (ICA) will become the next ACF President.

The ASEAN Constructors Federation (ACF) was established on 30th May 1985 with its inaugural meeting held in Jakarta, Indonesia. For 27 years ACF has been continuously holding two council meetings each year wherein council members discuss business matters arising.

To date, ACF has eight constructors association members representing private

construction-related companies across South East Asia are: Cambodia Constructors Association(CCA), Indonesian Constructors Association(ICA), Master Builders Association of Malaysia(MBAM), Philippines Constructors Association(PCA), Singapore Contractors Association Limited (SCAL), Thai Contractors Association(T-CA), Vietnam Association of Construction Contractors(VACC) and Myanmar Construction Entrepreneurs Association(M-CEA). ■

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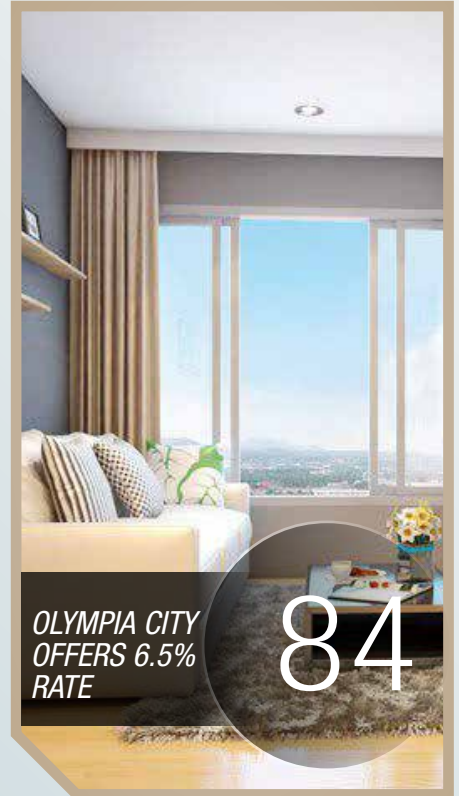
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CAPITALAND LOOKS TO FUTURE WITH ALIBABA AND LAZADA

Leading Singaporean property company CapitaLand is making agreements with two major e-commerce players in the real estate sector. CapitaLand has entered into agreements to manage Alibaba's Shanghai Center, which comprises four office towers and a retail podium, as well as with Lazada to launch an online mall.

CapitaLand and Alibaba Group are looking to integrate their retail with offline and online (O&O) sales

channels in China, while CapitaLand is collaborating with Lazada Group in Singapore, an affiliate of to launch an online mall for the retail landlord to connects retailers to shoppers both offline and online.

The Alibaba Shanghai Center will feature mid-to high end retail and residential components with CapitaLand and Alibaba using their e-commerce cooperation to populate the facility.



HOME OWNERSHIP A PRIORITY IN SE ASIA

A Regional Consumer Sentiment Survey by online property group PropertyGuru has shown that owning a home remains a high priority for citizens of major Southeast Asian nations.

The September survey reflected the strong desire by consumers in Singapore, Malaysia, Indonesia and Thailand to purchase residential property with 50 percent of recipients intending to buy within the next six months.

Indonesian consumers were the most optimistic about the real estate market with 60 percent intending to purchase property in the second half of the year.

Potential buyers in Indonesia, Malaysia and Thailand all shared a preference for purchasing new properties while survey respondents in Singapore were more likely to consider buying a resale property.

KOH MAK BEACHFRONT ON OFFER

A slice of untouched beachfront on Koh Mak island in Gulf of Thailand near the Cambodian border has been put on the market as part of plans to attract more development to the slice of paradise.

Just 16 square kilometers in size, Koh Mak is surrounded by 50 other secluded islands in a radius of just 20km.

Award-winning villa developer Siam Royal View Group (SRV) has

announced plans to sell 430,000 square metres of prime beach land with more than a kilometre of shoreline on Koh Mak for USD17 million.

The plot is ideal for a high net worth investor to create the ultimate private home or for a developer to create a world-class resort since the island still lacks quality accommodation. Despite its proximity to Koh Mak airport, the plot is large enough to host a 750 metre airstrip.





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HCMC GHOST TOWER REPOSSESSED

A notorious uncompleted tower project in Ho Chi Minh City, Vietnam has been repossessed by creditors amid claims that over USD300 million in debt has been accrued by investors.

The Saigon One Tower in the city's District One area has stood empty since 2011 following a local property market crash. Construction on the "Ghost Tower" as it has become known began in 2007

and work on the 195m, 41-storey tower was due to be completed in 2012.

After a five-and-a-half year delay, local firm Alpha King Real Estate Development took over development in April 2017.

However, private equity firm, the Vietnam Asset Management Company seized the property in September due to payment defaults and a lack of clear plans to complete the project.



SINGAPORE TOWER SOLD FOR USD1.5BN

A transaction between two of the largest players in Asian real estate has seen Asia Square Tower 2 has been sold in Singapore for around USD1.5 billion, the second largest sale of an office building ever in the city state.

CapitaLand Commercial Trust agreed to buy Asia Square Tower 2 BlackRock Inc.'s from Blackrock in a deal which was funded by a rights issue of about USD513 million and bank borrowings of about USD822

million.

CapitaLand remains Singapore's largest office landlord by a significant margin.

"The deal provides another pricing benchmark which reconfirms that the recovery in office rents and prices is well underway in Singapore," said Jeremy Lake, executive director of capital markets at CBRE Inc. in Singapore. CBRE was one of the advisers to BlackRock.

MYANMAR CONDO RENTALS TAKE FALL TO HOUSES

Rentals of condominiums to foreign tenants have taken a fall in the first half of 2017 as the market becomes saturated and the renters increasingly seek detached houses.

Condo rental transactions have fallen by ten percent in 2017 according to a report in the Myanmar Times. Demand for rentals from foreigners and families is shifting to detached homes which can usually rent for between

USD3,000 and USD4,000 a month and supply in this sector is increasing, especially in Yangon. Foreigners occupy 80 percent of rental condos and detached houses in the nation.

"The decreasing [rentals] this year is happening for the first time," he said. "I don't foresee it climbing back up," Htoo Myat Naing, a real estate agent with Estate Myanmar told the Times.



HOW TO CHOOSE AN OFFICE SPACE

When looking to lease new office space, a company should make sure that it really serves the needs of the company in terms of convenience, financials, utilities provided for clients and staff, and most importantly, their branding and corporate image.

Some of the guidelines when choosing a new office such as the travelling time during rush hour by car etc. would determine which building fits the company's requirements. When choosing a new office, a tenant can ask for the floor plan of the building and have an interior designer draft the layout of workstations, and the required functions to determine the required space usage.

You should remember to check the security system of the building to see whether it serves the safety requirements. Find out the electricity and air-conditioning costs during and after office hours. Here in Cambodia, the rates will be different for some office buildings. You can also inspect or test the mobile-phone signals in the office space and in other common areas of the buildings.

There are other requirements such as checking the waiting time for elevators, especially during peak hours because elevators in some office buildings can get really crowded during peak periods. You can also observe the property-management services in the buildings.

Inside the office building, identify other tenants in the buildings to ensure that there are no undesirables or direct competitors from your business. Outside the office building, make sure to verify car-parking allocations, fees and regulations for the benefit of your company staff and clients. Check whether there are food and beverage facilities in the building and nearby areas. Also consider the adequacy of the building's services and facilities in meeting the company's requirements with a rent that will not exceed its budget.

"Having sufficient parking spaces is the most essential need for any tenant," Chan Mlop Sokha from Sokha Law Firm said.

"I would look into the amenities offered in the building as well

as the rental price. Location is also important, as I do not want to travel too far from the place that I stay," Chhayleang Nguon, CEO of Ratanaka Realty added.

Financially, make sure to check who pays for the property taxes. Conduct cost analyses of rents and other expenses, and other information on timing such as the office-market cycle and rental movements with other comparable buildings. These will give you an idea whether it is worth renting the particular office spaces.

All these above processes can be done for existing buildings, but may not be applicable in new, upcoming pre-lease buildings. In such scenarios, it is important to prepare a list of questions to raise with the property management of the office building, to which written answers should be provided by the landlord or developer.

In the end, as companies do not move office on a regular basis, it is imperative to ensure that you make the right choice when choosing the best office space for you. ■

SIEM REAP'S LARGEST MALL TO OPEN IN 2018

Siem Reap's largest mall and entertainment centre is set to open on a 1-hectare site in the centre of the city in 2018.

The Heritage Walk, is 40,000 square metre multi-storey development located on National Road No.6 that will feature covered and open-air retail space with 100 shops, restaurants, coffee shops and a cinema. The facility is expected

to become a popular tourist attraction with local and international visitors alike.

Chheang Sopheak, board of director of Emerald Plus Property Management Service, the local company that will manage the complex, announced in early October that the project is 80 percent complete and will have its grand opening in April 2018 after a soft opening in February.



NATION'S BIGGEST SEZ SET TO EXPAND

The Sihanoukville Special Economic Zone (SEZ) is set to double in size over the next five years and attract 300 new tenants.

Established in 2008, the facility is the nation's largest SEZ occupying 1,100 hectares close to the nation's only deep water seaport. A Chinese-Cambodian joint venture, SSEZ has become a key part of cooperation between the two nations on China's One Belt, One Road

initiative.

More than 16,000 people are currently employed in 93 factories on the site, with the majority of the 110 tenant businesses being Chinese.

According to Cao Jianjiang, general manager of SSEZ, the 5-year expansion will be developed over 600 hectares with plans to build a residential tower block and increase the number of workers to 80,000 by 2022.



THAI-BASED MAKRO SUPERMARKET TO OPEN NINE BRANCHES

Thai-based Makro supermarket has announced it intends to open nine new branches in Cambodia following the opening of its first wholesale outlet later this year.

After breaking ground in late May 2017, Makro is currently constructing a two-storey 10,000-square-metre wholesale warehouse supermarket on a 5-hectare plot in Beong Pung Peay city in Phnom Penh's Sen Sok dis-

trict in the northwest of the capital. The giant shopping facility is located in the same vicinity as the Aeon Mall II Supermarket and the recently announced Korean-based E-Mart.

The Makro brand has entered the Cambodian market as Makro Cambodia via a USD2 million joint venture between Thai-based Siam Makro and Cambodia's LYP Group Company Limited. The first Makro is expected to be open to buyers in December 2017.



MORE COULD BE DONE TO BENEFIT DEVELOPMENTS ALONG THE RIVERSIDE



For developers, Phnom Penh's riverside area is a hotspot with a significant number of new residential and projects. This has proven the popularity of riverfront developments among Cambodian and foreign buyers alike.

There has been growing interest in Phnom Penh's riverside locations particularly for residential condominium units and shop houses. "Properties along the riverside are good for investment," according to Chan Mlop Sokha from Sokha Law Firm. However there is a lack of retail and entertainment establishments in the Chroy Changva part of the city and it seems that Phnom Penh does not make the best use of its riverfront.

With the natural charm and beauty of the Tonle Sap and the Mekong rivers, riverside locations can attract both local and foreign buyers. Along the Tonle Sap river, today's popular tourist programs include river boat tours with tourist attractions and dinner cruises on the water.

"We should have a well-established community centre. We could

convert some parts of the Phnom Penh river port into a community hangout area filled with dining and shopping stalls. A good example would be something like Asiatique Riverfront in Bangkok where they converted old warehouses into a community centre which can attract millions of people," said Chhayleang Nguon, CEO of Ratana-ka Realty.

Outside Cambodia, waterfront properties in prime locations are always of high value and serve as a good investment. In Bangkok, the most prime location in the riverside has already been transformed into a world class tourist spot that includes major five-star hotels, luxury condominiums, shopping malls and other historic buildings such as major temples, markets and the Grand Palace.

In order to create the best use of the riverfront area, it will require government support and, to be fair, this cannot be done under the current city planning. At the same time, this does not mean promoting only new developments - preserving historic buildings is even more crucial. Otherwise, land

on the riverside could be sold to develop new developments and the city of Phnom Penh itself will lose the charm of the river.

Purposed land use along the riverside should be drafted, allowing appropriate land use that will serve to balance the charm and beauty of the activities with low-rise buildings, hotels, entertainment venues and historical spots etc.

Currently there are parks and boardwalks along the river for public use, but more works and upgrades should be done. Better transportation with more piers and ferries connecting different parts of the riverside would also increase the popularity of the riverfront properties.

As Phnom Penh continues to grow and with more developments in the pipeline, I believe we will see further transformation of the Phnom Penh riverfront. The question is whether we can preserve the charm and beauty of the river, while being able to achieve economic returns for investors on the properties in the area. ■



THE GATEWAY TO OPEN FOR BUSINESS IN LATE 2019

Located along Russian Boulevard in the newly expanding Central Business District, the Gateway Cambodia is expected to complete construction work by December 2019, with the mixed-use residential and business facility open for business soon after.

The development is a joint venture by Tiong Aik Corporation Singapore (TA Corporation Ltd.) which has a track record of over 40 years' experience in the Singapore construction industry and 20 years' experience in real estate development.

Incepted in 1972, TA Corporation targets middle to upper middle markets. The Singaporean developer has since ventured overseas through joint-venture partnerships in the People's Republic of China, Thailand and Cambodia.

The mixed use development represents an immense milestone in the firm's history, and will be the start of a much larger commitment from TA Corporation to the development of the Cambodian property market in the future.

Strategically located in downtown

Phnom Penh; the Gateway Cambodia comprises a 2-storey retail mall, 24-storey office tower, and a 26-storey residential tower with a sky terrace and basement car park.

As construction swiftly moves forward, the complex has enjoyed great sales thanks to its location with nearby amenities including embassies, government officers, shopping malls, schools and eateries.

During Miss Global 2016 Angela Bonila's visit to the luxury facilities in July, Gateway CEO Ly Khunthai said, "The Gateway focus on both local and international customers who are mostly business people," adding that, "the foreign customers who bought units in the complex are from Singapore, Malaysia, China, Taiwan, Indonesia, Switzerland and Canada."

"A high percentage of units have been sold. The residential price starts from USD150,000 while the office units have a sale price of up to USD250,000."

Ping Serey, CEO of Cambodia Angkor Real Estate told Construction & Property Magazine that, "The condo

market in Phnom Penh, especially condos at USD50,000 per unit are still able to generate traffic in the market. But the important thing the developer should figure out for the buyer is the concept of offering them the return on investment."

"Condos with office space located downtown, however," he continued, "are still good whenever the price is acceptable with an easy accessible location."

According to a CBRE Cambodia report for Q2 2017, condominium supply is still low at this stage with total supply having expanded by 1,911 units to reach 6,109 units by the end of the second quarter of 2017, an increase of 46 percent from the previous quarter and approximately double the supply seen during the corresponding period last year.

Only one condominium project was launched off-plan over the course of the second quarter. The project, which is located on Chroy Changvar Peninsula, has added 283 units to the supply pipeline. ■



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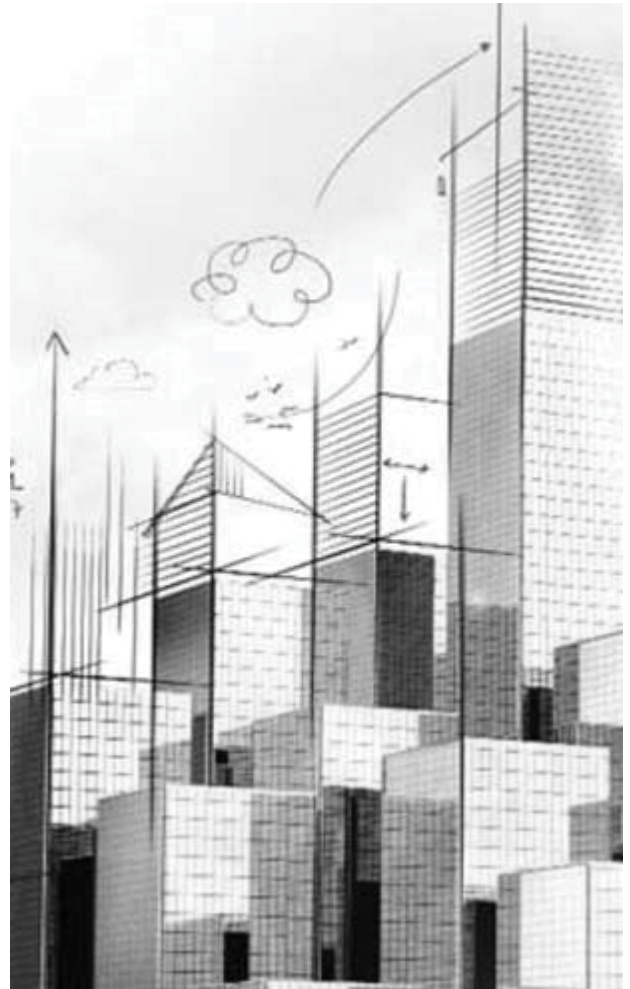
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OVERVIEW

Real estate construction or investment requires a high level of technical expertise in building and using financial models if the building is to be profitable for its builder or owner. This has not always been available, with the result that a large percentage of real estate has been built or bought without the necessary understanding or planning to underpin decision making. The consequence of this lack of planning

has often been disastrous.

The valuation profession, like many others, has to continuously upgrade and evolve especially in this dynamic real estate market in order to keep pace with one of the most active and profitable investment opportunities.

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THE POWER OF THE COURT TO REVIEW THE RENTAL AMOUNT AND ITS RISK FOR LANDLORDS AND TENANTS

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During the term of a lease, both the landlord and tenant have a right to request for the court to review the rental amount if one of them considers that the circumstances have changed justifying an increase or decrease in the amount. We will see (i) that giving this power to the court may constitute a risk for the parties and (ii) that other options can be put in place for reviewing the rent in order to take into account market changes and inflationary risk.

Pursuant to Articles 248 and 610 of the Civil Code, a tenant has an obligation to pay the rent to the landlord at the agreed time. In this respect, the parties are free to agree on the amount of rent to be paid and to choose the most appropriate form of rent between a fixed rent, a progressive rent or a variable rent (rent based on turnover).

However, one of the main concerns of landlords and tenants is how to review the rent during the term of the lease, especially when it is a long-term lease, in order to take into account market changes and inflationary risk.

In this respect, in case of perpetual lease, both landlords and tenants benefit from a specific right to request for the court to set an appropriate amount for the rent if one of them considers that the circumstances have changed

compared to those that existed at the time the lease was executed.

Indeed, Article 249 of the Civil Code provides that “if the rent is no longer appropriate on account of change in circumstances, either party may request the Court to increase or decrease the rent to an appropriate amount”.

The drafting of Article 249 is very broad and gives discretionary power to the court to decide (i) if the circumstances have changed and (ii) an appropriate amount of rent to be paid by the tenant.

Therefore, the party which requests a rent review by the court will have to prove that the circumstances have changed from those existing when the lease was executed. It may not be difficult for a party to prove a change in circumstances when considering the fast growth in the real estate sector and the number of new development projects throughout the country which will impact real estate prices, including rental amounts.

However, Article 249 does not specify the conditions of this rent review and in particular when a party can request it.

Article 249 also does not provide with a method of calculation to be used

by the court to set the appropriate amount of rent. Consequently, there is a significant risk for the parties as the court has discretionary power to make these determinations while not having expertise in the real estate market, including real estate valuation.

Generally, the parties do not take into consideration this risk when they are signing a lease and when they are preparing their business plan. Therefore, the provision of Article 249 may constitute a big risk as it can impact significantly such business plan if the rent increase or decrease.

This rent review by the court may also constitute a risk for the bank which grants financing to the tenant (e.g. in order to finance the fitting-out works) or to the landlord (e.g. in order to finance the acquisition of the real estate property to be rented to the tenant).

To the best of our knowledge, there has not been any court decision made on the basis of Article 249.

However, it is recommended to expressly waive this right in the lease in order to avoid such a risk as the provisions of Article 249 are not mandatory.

Furthermore, if the parties still want to be able to review the amount of the rent in order to take into account mar-

ket changes and inflationary risk, they should include in their lease an indexation clause or a rent review clause.

These types of clauses have been developed through practice and are now very popular in lease agreements all over the world.

Indeed, some owners may be reluctant to grant a long-term lease to tenants if the rent cannot be reviewed. This is especially the case in Cambodia where the value of properties and the price of rent is changing very quickly and where landlords and tenants want to be sure that the rents amount is fair to them.

Therefore, the role of an indexation clause or a rent review clause may be very important.

The purpose of an indexation clause is to take into account inflationary risk in a long-term contract. An indexation clause allows for variation of the rent automatically at specific periods and is based on a specific nominated price index to determine the amount.

In Cambodia, there is no specific provision in the Civil Code which governs the indexation clause in the lease. Therefore, the terms and conditions of the indexation will depend on the drafting of the indexation clause and the parties are free to determine such conditions in the lease.

However, there is no official publication at this stage in Cambodia of any index by the National Institute of Statistics relating to real estate, such as a construction cost index, a commercial rent index or a residential rent index. The parties can only refer (i) to the Consumer Price Index (which is not really adapted to the real estate market) or (ii) to a contractual index.

Therefore, it is not recommended to include an indexation clause until such time as an index relating to construction costs or rental prices has been published by the National Institute of Statistics.

As a consequence, the solution

which is currently recommended in Cambodia is to include in the lease a rent review clause which will specify the conditions of the rent review and, in particular, the method of calculation of any adjustment to the rental amount.

We have seen many landlords in Cambodia requesting the application of a rent review clause in a lease agreement, especially in leases for office premises.

The role of a lawyer or a legal adviser will be very helpful to assist the parties in drafting the appropriate rent review clause.

In conclusion, it is recommended (i) to expressly waive in the lease agreement the provisions of Article 249 of the Civil Code and (ii) to include a rent review clause if the parties want to review the rent during the term of the lease. This will allow the parties to take into account the market changes during the term of the lease by reviewing the rental amount. ■



ING Sophealeak
Partner



Charles AMAR
Manager

ON THE AUTHORS

ING Sophealeak and Charles AMAR, lawyers at Bun & Associates, advise domestic and foreign clients seeking expert advice and innovative solutions in dealing with significant and complex transactions involving both raw and developed properties. Their work includes advising on all issues relating to real estate investment, project development, construction and asset management. Our real estate team has also hands-on expertise and experience in advising clients on matters related to economic land concessions, special economic zones, agriculture, the environment and mining.

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For further information

please contact us at: **Bun & Associates**
#29, Street 294, Phnom Penh, Cambodia,
P.O. Box 2326
T: +855 23 999 567 / F: +855 23 999 566
E: ing@bun-associates.com
amar@bun-associates.com
www.bun-associates.com

BOOK AND MOVE IN TO OLYMPIA CITY WITH 6.5% INTEREST RATE FOR 25 YEARS

To help facilitate buyers to acquire their dream home at the centrally-located Olympia City, the developer is now offering an interest rate of 6.5 percent per year of the property price with payment terms extendable for loan up to 25 years.

Developed by Overseas Cambodian Investment Corporation (OCIC), Cambodia's leading developer behind dozens of property developments, the Olympia City development is being financed by Canada Bank. The massive Olympia City project features 13 skyscrapers and is being built on 6 hectares of land north of the National Olympic Stadium. The award-winning property complex features a 25-storey building, five 20-storey buildings and a 60-storey skyscraper, as well as a 45-floor modern urban hotel.

With the new loan policy, customers can provide a USD3,000 down

payment to secure their preferred condo unit in one of the five 20-storey residential towers and take out a loan from Canada Bank of up to 85 percents of the property value and move in now.

In addition, a special offer is being made for the Soho and office units that are eligible for loan up to 95 percents of the property value with payment terms over 25 years. While the price per unit starts from USD100,000, the developer guarantees leasing units back from the owners for a three year period with a 21 percent plus return on investment.

As construction swiftly moves forward, two of Olympia City's condominium towers are now open to residents and businesses, with more properties to open afterwards. OCIC confirmed that Condominium Tower 1 (C1) and Condominium Tower 2 (C2) are now open for the residents

to move in. Condominium Tower 3 (C3) and Tower 4 (C4) are expected to open in late 2017. The four towers are among the 20-storey buildings being constructed in Phase 1.

More properties are expected to be gradually opened to residents from the end of 2017 onwards. Once complete, the Olympia complex will feature the Olympia Plaza (shopping centre), commercial facilities and shop-houses, apartments, a business centre and a water treatment park. What makes Olympia City special is how business and lifestyles are effortlessly combined.

The Olympia city also features a Club House with a mirror room to separate it from yoga classes, aerobic classes and a tennis room. Unlike the Club House, the swimming pool is specially designed to connect from one building to another. The seven-floor plaza features pedestrian





bridges between projects to promote traffic flow into the complex, which will come fully online in 2018.

The 4-storey shop-houses (flat) are designed for both commercial and living purposes, allowing clients to conduct commercial activities on the first and second floor while living on the third and fourth floor. Above the shop houses, the condominiums are built from the sixth floor upwards to the twentieth floor and above.

Thanks to its stunning design and build quality with backing from a developer with a strong reputation, Olympia City received numerous awards at the inaugural Cambodia Property Awards in 2016.

Besides winning the award for 'Best Mixed Used Development', Olympia City won 'Highly Commended' titles for the Best Residential Architectural Design (low-rise), Special Recognition in CSR and Best Condominium Development categories. Developer OCIC also won the 'Highly commended' title for Best Developer of the region's most highly regarded awards.

After receiving planning approval from the government in mid-2011, OCIC kicked off construction on the Olympia City complex in 2012 and expects to have all the properties online by the end of 2018, project site manager Mr. Ngoun Hanrith told Construction & Property Magazine. He explained that

the project is being constructed in three stages with the tallest tower housing the 500-room hotel to be built last.

"People usually see luxurious cities in other countries such as in Thailand, and they only know of some luxurious developments in Phnom Penh, but Olympia City will introduce them to the most high-end complex in the city just near to them," Mr. Hanrith said.

The developer OCIC has set high expectations for this project, believing it will be one among the most luxurious city complexes in the kingdom comparable to luxurious residential and commercial compounds in neighbouring countries. ■





ទិញភ្នាក់ងារចូលស្នាក់នៅភ្នាក់ងារជាមួយកម្ចីរយៈពេលវែង រហូតដល់ ២៥ឆ្នាំ ក្នុងអត្រាការប្រាក់ទាបត្រឹម ៦,៥%

ដៃ ឃ្មីជួយសម្រួលដល់អតិថិជនដែលចង់បានលំនៅដ្ឋានក្នុងក្រុងស្រែបម្រុងខ្លួននៅក្នុងគម្រោងទីក្រុងអូឡាំព្យា ដែលមានទីតាំងខាងជើងឈៀងខាងកើត ពហុកីឡដ្ឋានជាតិអូឡាំពិក។ ក្រុមហ៊ុន អភិវឌ្ឍន៍បានសម្រេចផ្តល់ជូនគោលការណ៍ កម្ចីរយៈពេលវែងរហូតដល់ ២៥ឆ្នាំ ក្នុងអត្រាការប្រាក់ទាបត្រឹម ៦,៥% តែប៉ុណ្ណោះ ក្រោមកម្ចីផ្ទាល់ពីធនាគារកាណាឌីយ៉ា។

Oversea Cambodian Investment Corporation (OCIC) ដែលជាក្រុមហ៊ុនឈានមុខគេ ផ្នែកអភិវឌ្ឍន៍អចលនទ្រព្យបានស្ថាបនាគម្រោងជាច្រើននៅកម្ពុជា។ ទីក្រុងអូឡាំព្យា ជាទីក្រុងដ៏ធំមួយ អភិវឌ្ឍន៍ដោយ OCIC មានចំនួន ១៣ អគារ សាងសង់លើផ្ទៃ

ដីសរុប ៦ ហិចតា ស្ថិតនៅភាគខាងជើងពហុកីឡដ្ឋានជាតិអូឡាំពិក។ ទីក្រុងដែលបានទទួលជ័យលាភីអចលនទ្រព្យ នេះរួមមានអគារកម្ពស់ ២៥ជាន់ ចំនួន ៥អគារ កម្ពស់ ២០ជាន់ ចំនួន ៥អគារ កម្ពស់ ៦០ជាន់ ចំនួន ១អគារ រួមទាំងសណ្ឋាគារទំនើបផងដែរ។

ជាមួយនឹងកម្ចីថ្មី អតិថិជនគ្រាន់តែបង់ប្រាក់ដំបូង ៣.០០០ ដុល្លារអាមេរិក តែប៉ុណ្ណោះ ដើម្បីកក់ខុនដូដែលខ្លួនពេញចិត្ត។ សម្រាប់អគារខុនដូ នឹងទទួលបានកម្ចីពីធនាគារកាណាឌីយ៉ារហូតដល់ ៨៥% នៃតម្លៃផ្ទះ។ អតិថិជនអាចបង់រំលស់រហូតដល់ទៅ ២៥ឆ្នាំ ជាមួយនឹងអត្រាការប្រាក់ ៦,៥% ហើយបច្ចុប្បន្នអគារខុនដូទាំងនេះអាចឲ្យអតិថិជន ចូលស្នាក់នៅបានហើយ។

អត្រាកម្ចីពិសេសបានផ្តល់ជូនទៅអគារ C៧ ជាប្រភេទការិយាល័យ និងលំនៅដ្ឋានការិយាល័យ អាចទទួលបានកម្ចីរហូតដល់៩៥% នៃតម្លៃយូនីត ដែលអាចបង់រំលស់រហូតដល់ទៅ ២៥ឆ្នាំ។ ខណៈដែលតម្លៃក្នុងមួយយូនីត ចាប់ពី ១០០.០០០ ដុល្លារអាមេរិក ដែលក្រុមហ៊ុនមានការធានាជូលត្រឡប់ពីអតិថិជនវិញ ក្នុងរយៈពេល ៣ឆ្នាំ ដែលមានតម្លៃស្មើ ២១% នៃតម្លៃផ្ទះ។

ដោយការសាងសង់កំពុងបន្តទៅមុខយ៉ាងលឿន អគារខុនដូពីរនៅក្នុងទីក្រុងអូឡាំព្យាបានបើកដំណើរដល់ការស្នាក់នៅជូនអតិថិជន និងសម្រាប់ប្រកបអាជីវកម្មនានា ដែលអគារបន្តបន្ទាប់ទៀត និងបើកដំណើរការឆាប់ៗ។ ក្រុមហ៊ុន OCIC បានបញ្ជាក់ថា អគារខុនដូ

ទី១ (C1) និង អគារខុនដូទី២ (C2) បច្ចុប្បន្ន បានបើកឲ្យអតិថិជនចូលស្នាក់នៅហើយ។ ចំណែក ឯអគារខុនដូទី៣ (C3) និងខុនដូទី៤ (C4) នឹងបើកឲ្យចូលស្នាក់នៅ ចុងឆ្នាំ២០១៧ នេះ។ អគារខុនដូទាំងបួននេះ ស្ថិតនៅក្នុង ចំណោមអគារកម្ពស់ ២០ជាន់ ទាំង ៥ ដែល ត្រូវបានសាងសង់ នៅក្នុងដំណាក់កាលដំបូង គេ។

ក្រុមហ៊ុននឹងបើកដំណើរការអគារផ្សេងៗ និងចលនទ្រព្យបន្តបន្ទាប់គ្នាចាប់ ពីចុងឆ្នាំនេះ តទៅ។ បន្ទាប់ពីការសាងសង់បញ្ចប់ជាស្ថាពរ គម្រោងទីក្រុងអូឡាំព្យា នឹងរួមមានផ្សារទំនើប Olympic Plaza ផ្ទះអាជីវកម្ម (Shop House) ខុនដូ មជ្ឈមណ្ឌលពាណិជ្ជកម្ម ស្តាយបារនិង សួនទឹកកម្សាន្ត។ ម្យ៉ាងវិញទៀត លក្ខណៈ ពិសេសរបស់ទីក្រុងអូឡាំព្យា គឺជាការរួមបញ្ចូល គ្នាយ៉ាងល្អវិចិត្ររវាងអាជីវកម្ម និងបែបផែនដីរឹត រស់នៅកន្លែងតែមួយ។

ពិសេសជាងនេះទៅទៀត ទីក្រុងអូឡាំព្យា ក៏មានកន្លែងបន្ទប់លំហែកាយ Club House សម្រាប់គ្រប់អគារ ដែលមានបន្ទប់កញ្ចក់ដាច់ ដោយឡែកចេញពីបន្ទប់ហាត់ប្រាណ យូហ្កា (Yoga) មានបន្ទប់ហាត់ប្រាណកាយសម្ល័ន្ធ (Aerobic) និងមានបន្ទប់វាយកីឡាប៉ង់ប៉ុង (Tennis)។ ដោយមានលក្ខណៈខុសគ្នាពី Club House អាងហែលទឹកត្រូវបានរចនា ឡើងយ៉ាងពិសេស ដោយតភ្ជាប់ពីអគារមួយ ទៅអគារមួយផ្សេងទៀត។ មិនត្រឹមតែប៉ុណ្ណោះ ទីក្រុងស៊ីវិលនេះ ក៏មានផ្សារទំនើបផ្លាស្យា (Plaza) កម្ពស់ប្រាំពីរជាន់នឹងបើកដំណើរការ នៅឆ្នាំ ២០១៨ រួមជាមួយនឹងគម្រោងសាងសង់ ស្ថានអាកាសធុរដើងទីក្រុងអូឡាំព្យា ដើម្បី សម្រួលដល់អ្នកធ្វើដើង ពីផ្លូវថ្នល់ និងអាច ដើរចូលផ្សារទំនើបនេះបានផងដែរ។

ផ្ទះល្វែងអាជីវកម្មដែលមានកម្ពស់ ៤ ជាន់ ត្រូវបានរចនាឡើងសម្រាប់បម្រើឲ្យទាំងគោល បំណងអាជីវកម្ម និងការរស់នៅ ដែលអនុញ្ញាត ឲ្យអតិថិជនអាចប្រកបរបរអាជីវកម្មផ្សេងៗ នៅ ជាន់ទី ១ និង ជាន់ទី ២ ហើយអាចរស់នៅនៅ ជាន់ទី ៣ និងទី ៤ ។ នៅពីលើផ្ទះល្វែងអាជីវកម្ម គឺជា អគារខុនដូ ដែលត្រូវបានស្ថាបនាចាប់ពី ជាន់ទី១ទៅរហូតដល់ជាន់ទី២០ និងខ្ពស់ជាង នេះ។

ដោយសារតែការរចនាដ៏ល្អឆើតឆាយ និង ការសាងសង់ប្រកបដោយគុណភាព និង សាង សង់ដោយក្រុមហ៊ុន OCIC ដែលមានកេរ្តិ៍ឈ្មោះ ល្បីរន្ទី ទីក្រុងអូឡាំព្យា បានទទួលពានរង្វាន់ជា ច្រើន ពីកម្មវិធីពានរង្វាន់អចលនទ្រព្យកម្ពុជា

ឆ្នាំ ២០១៦ (Cambodia Property Awards ហើយកាលពីដើមឆ្នាំផងនោះ ក៏មានគម្រោង អចលនទ្រព្យជាច្រើន បានចូលរួមប្រកួតប្រជែង។

ក្រៅពីឈ្មោះពានរង្វាន់ «ការអភិវឌ្ឍន៍ចម្រុះ ដ៏ល្អជាងគេ» ទីក្រុងអូឡាំព្យា បានឈ្នះតំណែង «គម្រោងដែលត្រូវបានផ្តល់អនុសាសន៍ខ្ពស់» សម្រាប់ «ការរចនាស្ថាបត្យកម្ម បែបលំនៅ ដ្ឋានដ៏ល្អបំផុតលំដាប់អគារកម្ពស់ទាប» និង ការកត់សម្គាល់ពិសេស សម្រាប់ទំនួលខុស ត្រូវសង្គម និងការអភិវឌ្ឍន៍អគារ ខុនដូដ៏ល្អ បំផុត។ ក្រុមហ៊ុនអភិវឌ្ឍន៍ OCIC ក៏បានឈ្នះ តំណែងអនុសាសន៍ខ្ពស់ សម្រាប់អ្នកអភិវឌ្ឍន៍ ដ៏ល្អបំផុតដែរ ពីកម្មវិធីពានរង្វាន់ អចលនទ្រព្យ លំដាប់ខ្ពស់មួយនេះ។

បន្ទាប់ពីទទួលបានការអនុញ្ញាតសាងសង់ ពីរដ្ឋាភិបាល កាលពីឆ្នាំ ២០១១ ក្រុមហ៊ុន OCIC បានចាប់ផ្តើមសាងសង់គម្រោងនេះ នៅ ក្នុងឆ្នាំ ២០១២ និងរំពឹងថានឹងបញ្ចប់ទាំងស្រុង នៅឆ្នាំ ២០១៨ លោក ងួន ហាន់វិទ្ធិ ប្រធានការ ដ្ឋាននៃទីក្រុង អូឡាំព្យាបានប្រាប់ ទស្សនាវដ្តី សំណង់ និងអចលនទ្រព្យ កាលពីឆ្នាំ ២០១៣។ លោក ហាន់វិទ្ធិ បានពន្យល់ថា ការសាងសង់ គម្រោងនេះ ត្រូវបានបែងចែកជាបីដំណាក់ កាលមុននឹងបើកដំណើរការសាងសង់ សណ្ឋាគារ ដែលមានរហូតដល់ ៥០០បន្ទប់។

នៅក្នុងដំណាក់កាលទី១ ដែលត្រូវបាន សាងសង់ចាប់ពីឆ្នាំ ២០១២ ទៅឆ្នាំ ២០១៤ បានផ្តោតលើការងារគ្រឹះ និងការសាងសង់ផ្ទះ អាជីវកម្មនិងអគារខុនដូកម្ពស់២០ជាន់។ នៅ ដំណាក់កាលទី២ ចាប់ពីឆ្នាំ ២០១៤ ទៅឆ្នាំ ២០១៦ ផ្តោតលើការសាងសង់អគារ កម្ពស់ មធ្យមនានា និងដំណាក់កាលទីបី ចាប់ពីឆ្នាំ ២០១៦ រហូតដល់ឆ្នាំ ២០១៨ នឹងផ្តោតលើការ សាងសង់អគារកម្ពស់ ៦០ជាន់ និងផ្សារទំនើប។

«ប្រជាជនភាគច្រើន តែងតែឃើញទីក្រុង ទំនើបនៅបរទេស ដូចជាប្រទេសថៃ ហើយ សាធារណៈជនភាគច្រើនស្គាល់តែការ អភិវឌ្ឍន៍ ប្រណិតៗ មួយចំនួនប៉ុណ្ណោះ នៅ ភ្នំពេញ ប៉ុន្តែ ទីក្រុងអូឡាំព្យា នឹងបង្ហាញជូនសាធារណៈជន នូវទីក្រុងដ៏ប្រណិតបំផុត ផុសនៅកណ្តាល ទីក្រុងភ្នំពេញដែលនៅក្បែរពួកគេ»។ លោក ហាន់វិទ្ធិ បានថ្លែងយ៉ាងដូច្នោះ។

ក្រុមហ៊ុនអភិវឌ្ឍន៍ OCIC មានការរំពឹង ខ្ពស់សម្រាប់គម្រោងនេះ ដោយជឿជាក់ថាវា នឹងក្លាយជាទីក្រុងដ៏ប្រណិតបំផុតនៅកម្ពុជា ដែលអាចប្រៀបធៀបជាមួយនឹងទីក្រុងនានា នៅប្រទេសជិតខាងបាន។





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With the construction industry seeing dramatic growth around the globe, SCHWING Stetter is introducing innovative, advanced technology concrete construction equipment to solve concreting challenges.

Incorporated in June 1998, and commencing manufacturing operations in 1999, SCHWING Stetter India, is a 100 percent subsidiary of the Schwing Group of companies Germany.

SCHWING Stetter is a pioneer in manufacturing equipment for concrete preparation, placement, transportation, and recycling. The group's global headquarters is located in Herne, Germany. The firm is a world pioneer in the manufacture of concrete construction equipment such as concrete batching plants, concrete truck pumps, concrete stationary pumps and concrete truck mixers. The group has manufacturing bases in 11 countries around the world.

The Indian subsidiary maintains four world-class manufacturing facilities near Chennai, India and has a strong presence in various countries including in the South East Asian mar-

ket.

SCHWING Stetter India has 26 branches all over India, and the firm caters to diverse customer needs from its centralised world-class design centre. It has also introduced ground-breaking products in the Indian concrete pumping industry. SCHWING Stetter India also has a sprawling 12,000 square foot world class training centre which provides operation & maintenance training and also operator training as a skills development program.

Thanks to unprecedented growth, the Indian-based firm has successively dedicated manufacturing bases for its core range of three products; concrete batching plants, concrete pumps and transit mixers.

The concrete batching plant comprises of three types including compact plants, mobile plants, and horizontal plants. The compact plants consist of models CP18 (18 m3 productivity rate), CP30 (30 m3 productivity rate) and CP45 (45 m3 productivity rate). These plants are available in star, compartment and in-line silo configurations. Partly different, Stetter horizontal concrete mixing plants H1N,

H1.25N, H2N, H3N, H4N, H5 and H6 incorporate the experience of over 72 years in mixing plant technology. Unlike the two type plants described above, mobile plants models M1, M1.25, M2.25 whose output ranges from 56 cu.m to 100 cu.m per hour are for those customers who want to move the plant from one project to another quickly. In addition, for Stetter batching plants there are two mixer technologies, which help to achieve perfect homogeneity consisting of a pan mixer and twin-shaft mixer and plants made by SCHWING Stetter have an output varying between 18-240 m3 per hour.

SCHWING Stetter equipment has a strong presence in the sectors of concrete road construction, railway corridors, metro rail construction, high-rise construction, hydro-power and dam construction, and irrigation & power in real estate projects. It is also prevalent in a variety of power projects like thermal, nuclear, solar & gas based, and windmills. It caters primarily for infrastructure developers but also acts as an original equipment manufacturer (OEM) supplier to various cement companies who offer ready mix concrete. ■

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INBOUND AND OUTBOUND REAL ESTATE INVESTMENTS



Cambodia has become a popular regional destination for international real-estate investors, but the country hasn't yet attracted any large-scale property funds, real-estate investment trusts or any other major institutional investors. However, investors from Asia and globally have expanded their horizons and are increasingly looking at emerging markets.

With the shortage of investable assets here in Cambodia, these investors are considering several alternatives, including assets located outside Phnom Penh. Potential examples include properties in the coastal cities or farmland in the provinces that are expected to provide satisfactory returns.

Large global real-estate investors usually consider the availability of investable assets, especially core assets such as office buildings or hotels. Before making any purchasing decisions, they will also consider the ease of market entry and factors such as the ability of foreigners to own property, transparency etc. Unlike any other mature real estate market destination, most developers in Cambodia tend to build and hold assets for themselves rather than sell them.

In a global environment of low

returns, there are more buyers than sellers in the property-investment market and this has been driven by the yield, and investment in properties rather than other fixed-income assets. Despite the uncertainty in the world economy, the market has seen an increase in real-estate investment activities across the Asia-Pacific region. In most prime markets here in Asia, because of the fact that capital values have grown beyond market fundamentals, yields have been generally lower as a result.

In Cambodia, we have seen Asian investors from Hong Kong, Singapore and Taiwan taking such steps by becoming players in residential developments. For example, TA Corporation, an established property and construction group from Singapore with a track record of experience in the construction industry, real estate investment and development, has also developed residential projects in Phnom Penh under a joint-venture with a local Cambodian partner.

Beside the inbound real-estate investments, there have been very limited transactions by Cambodian investors in other countries. To date, we have not seen many active local investors owning many properties abroad. This is a very

different story for Thailand and Malaysia where their local companies acquire brands or companies with significant real-estate holdings. "Cambodian investors should focus more on domestic assets, since they can better understand and manage these properties," said Chan Mlop Sokha from Sokha Law Firm.

Chhayleang Nguon, CEO of Ratanaka Realty believes it depends on the developers' vision and capabilities. "Venturing out into overseas markets is a bit risky if you have not had a strong base in your own country. Therefore, there are a lot of things to consider if you are to venture out into a foreign market. I think it is still too early for Cambodian developers."

In the coming years, I expect that the residential segment, which is the country's largest real-estate market, will become extremely competitive for developers, as prices in some areas have reached a point where the majority of buyers are not prepared to or cannot afford to buy. Hopefully, the Asian Economic Community will have a direct impact on the local property market and this has raised sentiment among Cambodian investors hoping this will generate new demand for property investment. ■

FOCUS

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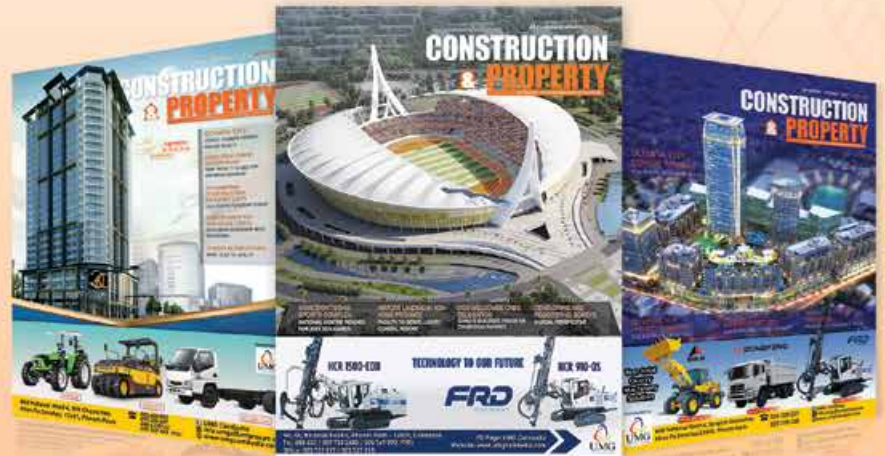
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EVENT CALENDAR | CAMBODIA 2017-2018

December 2017**Cambodia Constructors Association Summit & Expo 2017****30 Nov-
2 Dec**

The 6th Cambodia Constructors Association Summit & Construction Industry Expo is scheduled for 30 Nov - 2 Dec, 2017 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 300 booths + and showcase a wide range of materials and services from building.

This 3-day trade event is dedicated to providing a platform for business professionals to showcase their products, share, learn, network and succeed in their respective sectors. As an integral part of this annual event, the morning of Day 1 will be dedicated to the Cambodia Constructors Association (CCA) Annual Summit which is the show's organiser. Over 500 senior representatives from over 100 member companies, invited executives from other companies and high-level government officials are all expected to attend.

Location : Diamond Island Exhibition Center**Organiser**: Cambodia Contractors Association**March 2018****Cambodia Property Awards 2018****16
6:00PM - 10:30PM**

Returning for a third year in 2018, the Cambodia Property Awards is part of the regional Asia Property Awards programme organised by PropertyGuru Group. The Cambodia Property Awards is the biggest real estate event and most exclusive industry awards in the Kingdom, with the top and emerging names in real estate celebrating the best developers,...

Location : Sofitel Phokeethra Hotel, Phnom Penh**Organiser**: Property Guru Group**September 2018****CAMBODIA INTERNATIONAL BUILDING CONSTRUCTION INDUSTRY SHOW****07-09**

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. AMB Event will showcase together with Cambodia Property Expo, CIVAR, CamEnergy, CamWater,...

Location : Diamond Island Exhibition Center, Phnom Penh**Organiser**: AMB Events (Cambodia)



EVENT CALENDAR IN ASIA 2017

01 - 03 Nov 2017

ASEANMACH 2017

Location : Kuala Lumpur Convention Centre (KLCC)
Organiser : One International Exhibition Sdn Bhd
Tel: +603 8943 7488
Email: info@oneinternational.com.my
www.oneinternational.com.my

15 - 17 Nov 2017

JAPAN HOME & BUILDING SHOW 2017

Location :Tokyo International Exhibition Center
Organiser : JMA (Japan Management Association)
Tel: +81 (0)3 5530 1111
Email: convention@jma.or.jp
www.bigsight.jp/english

09 - 12 Nov 2017

PhilConstruct Manila

Location : SMX Exhibition and Convention Center
Organiser : Global-Link
Tel: +63 2 5568888
Email: info@smxconventioncenter.com
www.smxconventioncenter.com

22 - 24 Nov 2017

International Hotel Expo

Location : The Venetian Macao - Resort - Hotel
Organiser : Coastal International Exhibition Co., Ltd
Tel: +853 2882 8888
Email: inquiries@venetian.com.mo
www.venetianmacao.com

22 - 25 Nov 2017

METALEX THAILAND 2017

Location : Bangkok International Trade & Exhibition Centre (BITEC)
Organiser : Reed Tradex Company
Tel: +66 (02) 749 3939
Email: info@bitec.net
www.bitec.net

04 - 06 Dec 2017

CHINA FLOOR EXPO

Location : Shanghai New International Expo Centre
Organiser : Shanghai Zhanye Exhibition Co., Ltd.
Tel: +86 (21) 2890 6666
Email : info@sniec.net
www.sniec.net

06 - 08 Dec 2017

MACHINE TOOL INDONESIA

Location : Jakarta International Expo (JIExpo)
Organiser : PT Pamerindo Indonesia
Tel: +62 (21) 266 45 000
marketing@jiexpo.com
www.jiexpo.com

07 - 09 Dec 2017

IGB EXPO CHINA 2017

Location : Poly World Trade Expo Center, Guangzhou City
Organiser : Guangzhou Auch Exhibition Services Co., Ltd.y
Tel: +86 020-89047012
Email: expoart@vip.163.com
www.expo.tradepolywtc.com

07 - 09 DEC 2017

IGB EXPO CHINA 2017

Location : Poly World Trade Expo Center
Organiser : Guangzhou Auch Exhibition Services Co., Ltd.
Tel: +86 020-89047012
Email: expoart@vip.163.com
expo.tradepolywtc.com

12 - 14 Dec 2017

METALEX VIETNAM 2017

Location : Saigon Exhibition & Convention Center - SECC
Organiser : Reed Tradex Company
Tel: +84 (8) 413 5999
Email: secc@saigonnet.vn
www.secc.com.vn

13 - 15 Dec 2017

JAPAN BUILD 2017

Location : Tokyo International Exhibition Center (Tokyo Big Sight)
Organiser : Reed Exhibitions Japan Ltd.
Tel: +81 (0)3 5530 1111
Email: info@reedexpo.co.jp
www.bigsight.jp/english

13 - 15 Dec 2017

JAPAN LIGHTING EXPO

Location : Tokyo International Exhibition Center (Tokyo Big Sight)
Organiser : Reed Exhibitions Japan Ltd.
Tel: +81 (0)3 5530 1111
Email: info@reedexpo.co.jp
www.bigsight.jp/english

Japan Home & Building Show 2017

The Largest Conglomerate Exhibition for Housing and Building Industry in Japan

Date **November 15 (Wed) - 17 (Fri), 2017** Venue **Tokyo Big Sight East Hall**
(Tokyo International Exhibition Center, Japan)
10:00~17:00

17 - 19 Dec 2017

**THE ECONOMIC TIMES
ACETECH - DELHI 2017**

Location : Pragati Maidan, Near Delhi Zoological Park, India
Organiser : ABEC (Asian Business Exhibitions & Conferences)
Tel: +91 11 23371540
Email: info@itpo-online.com
www.indiatradefair.com/exhi

23 - 25 Dec 2017

ABI EXPO 2017

Location : Chennai Trade Centre, Chennai 600 089, India
Organiser : Prompt Trade Fairs (I) Pvt Ltd
Tel: +91 (0)44-22316033
Email: chennaicomplex@hotmail.com
www.chennaitradecentre.org

17 - 19 Jan 2018

LIGHT-TECH EXPO 2018

Location : Tokyo International Exhibition Center, Japan.
Organiser : Reed Exhibitions Companies
Tel: +81 (0)3 5530 1111
Email: rxinfo@reedexpo.co.uk
www.bigsight.jp/english

23 - 25 Jan 2018

ELECTRO POWER ASIA

Location : Borneo Convention Centre, Kuching, Malaysia.
Organiser : AMB Tarsus Events Group.
Tel: +60 82 453 350
Email: support@ambtarsus.com
www.bck.com.my

09 - 12 March 2018

BUILD+DECOR 2018

Location : Shanghai New International Expo Centre
Organiser : CIEC (China International Exhibition Center)
Tel: +86 (21) 2890 6666
Email: info@sniec.net
www.sniec.net

11 - 13 March 2018

**WINDOW DOOR FACADE
EXPO CHINA 2018**

Location : Poly World Trade Expo Center
Organiser : Guangzhou Citiexpo Co Ltd
Tel: +86 020-89047012
Email: market@citiexpo.com
expo.tradepolywtc.com

11 - 14 March 2018

NOOK ASIA 2018

Location : Singapore Expo
Organiser : International Furniture Fair Singapore Pte Ltd
Tel: +65 65808308
sales@singaporeexpo.com.sg
www.singapore-expo.com.sg

27 - 29 March 2018

ECOBUILD SOUTHEAST ASIA

Location : Kuala Lumpur Convention Centre (KLCC), Malaysia.
Organiser : UBM Malaysia
Tel: +60 3 2333 2888
info@klccconventioncentre.com
www.klccconventioncentre.com

28 - 31 March 2018

SILE - LED SHANGHAI 2018

Location : Shanghai New International Expo Centre
Organiser : CIEC (China International Exhibition Center)
Tel: +86 (21) 2890 6666
Email: info@sniec.net
www.sniec.net

01 - 09 APRIL 2018

FURNITURE FUN FAIR 2018

Location : Queen Sirikit National Convention Center, Bangkok
Organiser : Union Pan Exhibitions Co.,Ltd, Thailand
Tel: +66 (02) 229 3000
Email: info@qsncc.co.th
www.qsncc.co.th

04 - 06 April 2018

GREEN ENERGY EXPO 2018

Location : Exco (Daegu Exhibition Center), Daegu, South Korea.
Organiser : Energy EXPO Secretariat
Tel: +82 53 601-5000
Email: energy@excodaegu.co.kr
www.excodaegu.com

14 - 18 March 2018

WORLDBEX 2018

Location : World Trade Centre Metro Manila, Philippines.
Organiser : Worldbex Services International.
Tel: +63 (2) 902 0000
wtclub@wtcmanila.com.ph
www.wtcmanila.com.ph

25 - 18 April 2018

LED TAIWAN 2018

Location : Taipei Nangang Exhibition Center.
Organiser : TAITRA (Taiwan External Trade Development Council)
Tel: +886 2 2725 5200
Email : niec@taitra.org.tw
www.twtcnangang.com.tw/en

**For More Event Details
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www.construction-property.com/events

ASEAN'S Largest International Machine Tools and Metalworking Technologies Trade Exhibition & Conference - 31st Edition 2017

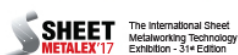


**TOTAL
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**22-25 NOV
10.00-19.00 HRS.
BITEC, BANGKOK**

Co-located by:

Organized by:





ដីជួល ទំហំធំ
1m² = 2\$ ក្នុងៗខែ (ចរចា)

- ទំហំដី 105*100ម
- ជាប់ផ្លូវខ្នងរងៀប សង្កាត់ទឹកថ្លា ខណ្ឌសែនសុខ ភ្នំពេញ
- ល្អបំផុតសម្រាប់ទីលានកីឡា ឃ្លាំង ផ្ទះជួល សិប្បកម្មនានា

សូមទំនាក់ទំនង
077 566 888 / 066 611 168

- ទំហំដី 75*60ម
- ជាប់ផ្លូវខ្នងរងៀប សង្កាត់ទឹកថ្លា ខណ្ឌសែនសុខ ភ្នំពេញ
- ល្អបំផុតសម្រាប់ទីលានកីឡា ឃ្លាំង ផ្ទះជួល សិប្បកម្មនានា

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📞 077 566 888 / 066 611 168



CCV-00030

- Land Size: 19x100m
- Location: CCV
- Tel: 077-566888

FOR SALE: \$1600/m²



FOR RENT \$800

- Size: 5x12m
- Floor: 3
- Bedroom: 5
- Bathroom: 4
- Location: KTK
- Tel: 077-566888

KTK-00001



FOR SALE \$550,000

- Size: 10x14m
- Floor: 2
- Bedroom: 6
- Bathroom: 5
- Location: KTK
- Tel: 077-566888

KKT-00002



FOR RENT \$400

- Rent: 1st Floor
- Size: 10x14m
- Bedroom: 1
- Bathroom: 1
- Location: KTK
- Tel: 077-566888

KTK-00003



FOR SALE \$250,000

- Size: 4.6x15m
- Floor: 2
- Bedroom: 5
- Bathroom: 4
- Location: KTK
- Tel: 077-566888

KTK-00004



FOR SALE \$240,000

- Size: 4x17m
- Floor: 2
- Bedroom: 3
- Bathroom: 2
- Location: KTK
- Tel: 077-566888

KTK-00005



FOR SALE \$260,000

- Size: 5x15m
- Floor: 4
- Bedroom: 5
- Bathroom: 6
- Location: KTK
- Tel: 077-566888

KTK-00006



FOR SALE \$300,000

- Size: 5x15m
- Floor: 2
- Bedroom: 5
- Bathroom: 4
- Location: KTK
- Tel: 077-566888

KTK-00007

PROPOSE AGRICULTURE LAND 4,000H.A



销售业务和土地！
价格提供50%的市场价格

E-mail us for inquiries: proeksa.meas@LCC.com.kh

- Land area: approx. >4000h.a
- Location: Siem Reap and Preah Vihear Province
- Best for agro-industry: sugarcane, rubber plant, cassava...etc.

Please contact for detail: 📞 +855-66-611 168



SHOP HOUSE (ផ្ទះរ័យ្យង)
Sale: \$295,000 Rent: \$800

- ទំហំផ្ទះ (House Size): 16m x 4m
- បន្ទប់គេង ៥ បន្ទប់ទឹក ៦
- ទីតាំងផ្លូវស្រុក 371 (Along 371 Sorlar Road)
- ទីតាំងល្អសម្រាប់អាជីវកម្មខ្នាតតូច ឬហាងលក់ដូ (Good location for small business or retail).

077 566 888 / 066 611 168



SHOP HOUSE FOR SALE (ផ្ទះរ័យ្យងលក់) \$230,000

- ទំហំផ្ទះ (House Size): 18m x 4m
- បន្ទប់គេង ៤ បន្ទប់ទឹក ៣
- ទីតាំងក្នុងប្លុករតនាដ្ឋាហ្សា ២ (Located in Rattana Plaza II)
- ទីតាំងល្អសម្រាប់ស្នាក់នៅ និងស្នាក់ការក្រុមហ៊ុន ជិតផ្សារសាលា (ផ្ទះកំពុងជួល \$600/ខែ)

077 566 888 / 066 611 168

BIG LAND FOR SALE \$700/m²

- Land Size: Approx. 100,000m²
- An unique location of high potential development
- Near AEON Mall 2
- Best idea for shop house, office space, condominium and Borey (townhouse) development.

Welcome for visiting
Please do not hesitate to contact us:
☎ 077-566 888 / 060 888 944
✉ proeksa@gmail.com



FOR SALE \$65,000
• Size: 4x5m
• Floor: 3
• Bedroom: 1
• Bathroom: 1
• Location: KTK
• Tel: 077-566 888
KTK-00008



FOR SALE \$320,000
• Size: 6x23m
• Floor: 2
• Bedroom: 5
• Bathroom: 4
• Location: KTK
• Tel: 077-566 888
KTK-00009



• ទំហំដី 2 ហិកតា (h.a)
• ជាប់ផ្លូវជាតិ ចុះពីស្ពានអ្នកល្បឿន ត្រើយខាងកើត ជាប់ស្ពាននីមួយៗ អាស៊ាន ទីតាំងល្អសម្រាប់ ការវិនិយោគ និងកន្លែងកំសាន្ត Along national road east coast of Neak Loeung bridge, next to ASEAN bus station best GAS station and resort
សូមទំនាក់ទំនង
077 566 888 / 077 811 168



LAND FOR SALE (SIEM REAP) (ដីលក់) \$320/m²
• ទំហំដី: 40m * 60m
• ស្ថិតក្នុងទីរួមខេត្តសៀមរាប ក្រោយមន្ទីរពេទ្យគន្ធរបុប្ផា ជិតផ្សារក្រឡាញ់
077 566 888 / 066 611 168



LAND FOR SALE \$1,000/m²
• Land Size: 3 plots = 4100m²
• Good location, near AEON mall 2 and Camko City.
• Best idea for shop house, office space and condominium developer
☎ 077-566 888 / 060 888 944



• ទំហំដី 14*32ម
• ជិតស្ថាប័នរដ្ឋបាល និង ចម្ងាយ 2 គ.ម ពីផ្សារអ៊ីអនថ្មី
• ល្អបំផុតសម្រាប់លំនៅដ្ឋាន ឃ្លាំង ផ្ទះជួល សំបុកកម្មនានា
សូមទំនាក់ទំនង
☎ 077 566 888 / 066 611 168



• ទំហំដី 20*60ម
• ចម្ងាយ 2,5គ.ម ពីស្ពានច្បារអំពៅ ជិតបុរីបឹងហ្លួតបឹងស្មៅ
• ល្អបំផុតសម្រាប់លំនៅដ្ឋាន ឃ្លាំង និងសំបុកកម្មខ្នាតតូច
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LAND FOR SALE IN PREK KAMPIES, DANG KOR, PHNOM PENH
Land Size: 76,260m² (US\$120/m²)
Location: Along Cheung Ek Road, 5.5km from Khmer Brewery and 4.5km from Cheung Ek killing field Tel: 077 511 168



LAND FOR SALE IN PREK
① Land Size: 40mx200m (US\$75/m²) ② Land Size: 40mx200m (US\$70/m²)
Location: Prek Eng (About 5km from Chbar Ampov Bridge)
* Good location for Villa (Existing road 8m wide) Tel: 077 511 168



Restaurant FOR RENT \$1500

- Rent only Morning and Afternoon.
- Size = N/A

ស្រម្ព័ន្ធកាត់ទំនង
077 566 888 / 066 611 168

KTK-00010



Villa FOR RENT \$3000

- Size : 22x25
- Bedroom : 5
- Bathroom : 6

ស្រម្ព័ន្ធកាត់ទំនង
077 566 888 / 066 611 168

KTK-00011



KTK-00012

- Size: 21x25m
- 6 Bathrooms
- 5 Bedrooms
- Tel: 077-566 888

FOR RENT: \$1500



KTK-00013

- Size: 20x30m
- 6 Bathrooms
- 6 Bedrooms
- Tel: 077-566 888

FOR RENT: \$4000



KTK-00014

- Size: 20x40m
- Tel: 077-566 888
- Khan Toul Kork

LAND FOR SELL: \$2,600(m²)



KTK-00015

- Size: 12x16m
- Khan Toul Kork
- Rent 10 Rooms
- Tel: 077-566 888

HOUSE FOR RENT: \$1,500



KTK-00016

- Size(1side): 6x14m
- Tel: 077-566 888
- Khan Toul Kork

LAND FOR SALE: \$180,000



FOR SALE \$220,000

- Size: 4x4m
- Floor: 2
- Bedroom: 3
- Bathroom: 2
- Location: KTK
- Tel: 077-566 888

KTK-00017



FOR SALE \$330,000

- H.Size: 7x10m
- L.Size: 8x12m
- Bedroom: 5
- Hard Title
- Location: KTK
- Tel: 077-566 888

KTK-00018



KTK-00019

- 15 Bedrooms
- Tel: 077-566 888
- Location : Toul Kork

HOUSE FOR RENT: \$4,000



HOUSE FOR SELL \$1,000,000

- Land : 18x25m
- 4 Bedrooms

ស្រម្ព័ន្ធកាត់ទំនង
077 566 888 / 066 611 168

KTK-00020



KTK-00022

- 5 Bedrooms
- Tel: 077-566 888
- Location: Toul Kork

FOR RENT: \$3000



KTK-00023

- 5 Bedrooms with 8 Bathroom
- Swimming Pool
- Tel: 077-566 888

FOR RENT: \$3000



Apartment FOR RENT \$6,000

- 9 Floors, 19 Units (9big and 10Smalls).
- Rent by unit (S=\$350, B=700\$)

☎ 077 566 888 / 066 611 168

KTK-00021



KTK-00024

- Small Villa with 3 Bedrooms
- Location: Toul Kork
- Tel: 077-566 888

FOR RENT: \$1000



KTK-00025

- 5 Bedrooms with 4 Bathrooms
- Location: Toul Kork
- Tel: 077-566 888

FOR RENT: \$3,300



KTK-00026

- L.Size: 40x25m
- Location: Toul Kork
- with Villa Inside
- Tel: 077-566 888

LAND FOR SELL: \$3,600/m²



KTK-00027

- 2 Floors with 5 Bedrooms
- Location: Toul Kork
- Tel: 077-566 888

HOUSE FOR RENT: \$2,500/m²



KTK-00028

- 3 Floors with 6 Bedroom
- Location: Toul Kork
- Tel: 077-566 888

HOUSE FOR RENT: \$2,000/m²



KTK-00029

- L.size: 20x25m
- Location: Toul Kork
- with Villa Inside
- Tel: 077-566 888

FOR SELL: \$1,100,000



LAND FOR RENT \$3,500

- L.size: 25x40m
 - Negotiate Price
- ស្នាក់នៅកំពង់ឆ្នាំង
077 566 888 / 066 611 168

KTK-00033



LAND FOR SALE \$2,950/m²

- Size : 100x50m
 - Total size : 5,490m²
- ស្នាក់នៅកំពង់ឆ្នាំង
077 566 888 / 066 611 168

KTK-00043



FOR RENT \$1,500

- 3.5 Floors
- Bedroom: 7
- Bathroom: 6
- Location: KTK
- Tel: 077-566888

KTK-00030



FOR RENT \$700

- Furniture Inside
- Bedroom: 5
- Bathroom: 4
- Location: KTK
- Tel: 077-566888

KTK-00031



KTK-00032

- 5 Bedrooms
- Location : Toul Kork
- Tel: 077-566888

HOUSE FOR RENT: \$2,000



KTK-00034

- 4 Bedrooms
- Location : Toul Kork
- Tel: 077-566888

HOUSE FOR RENT: \$2,200



FOR SALE \$570,000

- H.Size: 7x15m
- L.Size: 7x30m
- Bedroom: 6
- Bathroom: 5
- Location: KTK
- Tel: 077-566888

KTK-000035



FOR SALE \$185,000

- Size: 4.5x10m
- Floor: 1
- Bedroom: 2
- Bathroom: 1
- Location: KTK
- Tel: 077-566888

KTK-000036



KTK-00037

- 4 Bedrooms
- Location : Toul Kork
- Tel: 077-566888

HOUSE FOR RENT: \$2,000



FOR SALE \$850,000

- L.Size: 37x12m
- Sell: 2 Flat
- Rent : only 1 flat in ground floor
- Location: KTK
- Tel: 077-566888

KTK-00038



LAND FOR SELL \$3,822,000

- Size: 15x40m = 600m²
 - \$6,370/m²
 - Hard Title
- ស្នាក់នៅកំពង់ឆ្នាំង
077 566 888 / 066 611 168

KTK-00045



FOR SALE \$170,000

- Size: 4x16m
- Floor: 2.5
- Bedroom: 4
- Bathroom: 4
- Location: KTK
- Tel: 077-566888

KTK-00039



FOR RENT \$250

- Rent from 1st Floor to Top Floor
- 4 Bedrooms
- Location: KTK
- Tel: 077-566888

KTK-00040



LAND FOR SALE \$3,360,000

- Size : 30x40m = 1200m²
 - \$2,800/m² (Hard title)
- ស្នាក់នៅកំពង់ឆ្នាំង
077 566 888 / 066 611 168

KTK-00046



KTK-00042

- Size : 12x18m
- Location : Toul Kork
- Tel: 077-566888

HOUSE FOR SELL \$220,000



FOR SALE \$700,000

- Size: 5.5x48m
- Total : 390m²
- Hard Title
- Location: KTK
- Tel: 077-566888

KTK-00044



FOR SALE \$680,000

- L.Size: 14x25m
- Floor: 3
- Bedroom: 4
- Bathroom: 5
- Location: KTK
- Tel: 077-566888

KTK-00047



KTK-00048

- L.Size : 7x25m
- H.Size : 5x16m
- Hard Title
- Tel: 077-566888

HOUSE FOR SELL \$550,000



FOR SALE \$250,000

- Size: 4x16m
- Floor: 2
- Bedroom: 4
- Bathroom: 5
- Location: PPT
- Tel: 077-566888

PPT-000012



FOR SALE \$330,000

- Size: 4x16m
- Floor: 2
- Bedroom: 4
- Bathroom: 5
- Location: PPT
- Tel: 077-566888

PPT-000013

Cambodia Constructors Association (CCA) Members
.....
Listing



CAMBODIA CONSTRUCTORS ASSOCIATION (CCA)

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[e]:.....secretariatcca@yahoo.com
[w]:.....www.cca.org.kh



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[e]:.....canadia@canadiabank.com.kh
[w]:.....www.ocic.com.kh



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



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



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



CHIP MONG GROUP CO., LTD.

[a]:.....#137B, St. 245, 12304, Phnom Penh
[t]:.....(855-23) 218 060/61
[f]:.....(855-23) 210 155
[e]:.....info@chipmonggroup.com
[w]:.....www.chipmonggroup.com



KHUN SEA DEVELOPMENT GROUP

[a]:.....#217, St.369, 12355, Phnom Penh
[t]:.....(855-23) 720 788
[f]:.....(85w5-23) 720 788
[e]:.....khun_22@yahoo.com



MEGA CAMBO CONSTRUCTION COMPANY LIMITED

[a]:.....Canacity Industry Garden, St. Veng Sreng, 12405 Phnom Penh
[t]:.....(855-23) 686 0 511
[f]:.....(855-23) 430 686
[e]:.....charlesvann@canadiabank.com.kh
[w]:.....www.canadiabank.com.kh



Comin Khmere

[a]:#8b, Down Town Road #7, 12405, Phnom Penh
[t]:.....(855-23) 885 640-6
[f]:.....(855-23) 885 651
[e]:.....ckinfo@comin.com.kh
[w]:.....www.cominasia.com



SIKA (CAMBODIA) LTD.

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



BOREY SEN SOK

[a]:.....St 598, 12101 Phnom Penh
[t]:.....(855-23) 6688 688
[e]:.....info@sensoktown.com
[w]:.....www.sensoktown.com



CHINA GANG TIE STEEL CO., LTD.

[a]:.#210-2, St.274, 12303 Phnom Penh
[t]:.....(855-23)
[e]:.....chinagangsteel@gmail.com
[w]:.....www.ghinagsteel.com



ADVANCED TECHNICAL SUPPLIES CO., LTD

[a]:.....#19, St. 209, 12306, Phnom Penh
[t]:.....(855-23) 222 411
[m]:.....(855-93) 715 333
[e]:.....e-mail@ats.com.kh
[w]:.....www.ats.com.kh



AAP GROUP CO., LTD.

[a]: # A11-A13, St. 271, 12306, Phnom Penh
[m]:.....(855-17) 666 889
[f]:.....(855-23) 996 238
[e]:.....business@aapgroup.com.kh
[w]:.....www.aapgroup.com.kh



ALEXTORIA BUILDMART (CAMBODIA) CO.,LTD

[a]:.#87-89-91 (1Floor), 12306 Phnom Penh
[t]:.....(855-23) 210 894
[f]:.....(855-23) 210 894
[e]:.....sean.sothea@alextoriabuildmart.com
[w]:.....www.Alextoriabuildmart.com



ATAD STEEL STRUCTURE CORPORATION

[a]:.....#B62, St.199, 12306 Phnom Penh
[m]:.....(855-88) 335 6899/+84-906 883
[t]:.....(855-23) 683 6899
[e]:.....thuynguyen@atad.vn
[w]:.....www.atad.com.vn



ADVANCED PROFESSIONAL ENGINEERING

[a]:.....#14, St. 371, 12351 Phnom Penh
[t]:.....(855-23) 635 9393
[f]:.....(855-87) 511 878
[e]:.....info@apegroups.com
[w]:.....www.manitowoc.com



BLUE HILL ENGINEERING SERVICE CO., LTD.

[a]:.#88, Road 338, 12308, Phnom Penh
[m]:.....(855-12) 487 362
[f]:.....(855-23) 212 435
[e]:.....owen.sunfenix@gmail.com
[w]:.....www.midea.com.ch



BONNA REALTY GROUP

[a]:.....#126, St. 45, 12301, Phnom Penh
[t]:.....(855-23) 216 556
[f]:.....(855-23) 993 392
[e]:.....info@bonnarealty.com.kh
[w]:.....www.bonnarealty.com.kh



BRANCH OF SINOHYDRO CORPORATION LIMITED

[a]:...# 315 Canadia Tower (27th Flr), St.93 12202 Phnom Penh
[t]:.....(855-23) 666 966 6
[f]:.....(855-23) 959 696
[e]:.....kimsovan@hotmail.com
[w]:.....www.sinohydro.com



B SCIENTIFIC INSTRUMENT CO., LTD

[a]:...#183A St. 132, 12156 Phnom Penh
[m]:.....(855-12) 750 678
[e]:.....info@bsi-kh.com
[w]:.....www.bsi-kh.com



BISHO INTERNATIONAL ENGINEERING CO.,LTD

[a]: #113, (Parkway Square) 2nd floor, Unit 2F11, Moa TSe Toung, 12308 Phnom Penh
[m]:.....(855-93) 932 999
[t]:.....(855-23) 639 3996
[e]:.....bishocambo@gmail.com



BRANCH OF SCHNEIDER ELECTRIC OVERSEAS ASIA PTE.LTD.

[a]:.....Phnom Penh Tower (21F), St.93, 12258 Phnom Penh
[t]:.....(855-23) 221 848
[f]:.....(855-23) 964 311
[e]:.....customer.care.kh@schneider-electric.com



BITUS CONSTRUCTION & DEVELOPMENT

[a]:...#4FNo.66, St.274, 12206, Phnom Penh
[t]:.....(855-23) 990 380
[f]:.....(855-23) 990 381
[e]:.....admin@bitus.com.kh
[w]:.....www.bitus.com.kh



CAMPULONPAC INSURANCE PLC.

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



CHAO TING INTERNATIONAL REAL ESTATE CO.,LTD

[a]: St.Sopheakmokol, Sangkat Tonle Bassac, Phnom Penh
[t]:.....(855-23) 5293 999
[m]:.....(855-12) 750 720
[e]:.....danborapich@gmail.com



CAMBODIA-VEITNAM INSURANCE PLC.

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



CAMCONA GROUP CO., LTD.

[a]: # 20, St. 554, 12151 Phnom Penh
[t]:.....(855-23) 884 480
[m]:.....(855-12) 222 030
[e]:.....camcona@yahoo.com
[w]:.....www.camconagroup.com



C MELCHERS GMBH & CO.KG(CAMBODIA).

[a]:.....S.I. Build., 4rd Flr., No.93, Preah Sihanouk Blvd., Phnom Penh
[t]:.....(855-23) 6 314 174
[m]:.....(855-89) 333 727
[e]:.....sydeat@melchers.com.kh
[w]:.....www.melchers.com.kh



CAMKO PILE & PLUS ENTERPRISES CO., LTD.

[a]: # 7Eo, St.180, 12211, Phnom Penh
[m]:.....(855-11) 208 888
[f]:.....(855-12) 911 414
[e]:.....prayut@prayut.com
[w]:.....www.piling.com.kh



CAMBODIAN CHEMICAL SUPPLY CO., LTD.

[a]:.....# 1001, St.14B, Phum Sleng Roluong, 12102 Phnom Penh
[t]:.....(855-23) 885 657
[f]:.....(855-23) 885 657
[e]:.....somsambath@ymail.com
[w]:.....www.cam-paint.com



CFC COMPAGNIE FRANCAISE DE COMMERCE S.A.R.L

[a]:.....#178, NR. 5, 12104 Phnom Penh
[t]:.....(855-23) 427 026
[f]:.....(855-23) 426 076
[e]:.....cfc_akzo@online.com.kh
[w]:.....www.cfc-cambodia.com



CHAMROEN & VANLY CO.,LTD

[a]:.....# 11, Sg. Chroy Changva, Phnom Penh
[t]:.....(855-12) 57 00 05
[e]:.....chamroen.ouch@gmail.com



CREED ASIA (CAMBODIA) CO., LTD.

[a]: Headoffice: 17F, Phnom Penh Tower, #445, Monivong Blvd, 12258 Phnom Penh
[t]:.....(855-23) 23 964 016
[e]:.....info.cambodia@creed-group.com
[w]:.....www.creed-group.com



CAST LABORATORIES PTE LTD.

[a]:.#F11, NR.6, Borey Grand, 12110, PPhnom Penh
[t]:.....(855-23) 432 448
[e]:.....cast.cambodia@castlab.com.sg
[w]:.....www.castlab.com.sg



CHINA SINOMACH SOUEAST MACHINERY (CAMBODIA) CO.,LTD

[a]:.....#142, NR4,lom, Sangkat Kontok, Khan Posenchey, Phnom Penh
[t]:.....(855-88) 321 7858
[f]:.....(855-97) 4080 516
[e]:.....dn@dnmachinery



DAT HOA

[a]:.....#426, St. 271, 12306, Phnom Penh
[t]:.....(855-23) 219 646
[f]:.....(855-23) 219 646
[e]:.....info@dathoatc.com.kh
[w]:.....www.dathoatc.com.cn



DHINIMEX CO., LTD

[a]: #245, St. Tep Phorn, 12156, Phnom Penh
[t]:.....(855-23) 997 725
[f]:.....(855-23) 993 942
[e]:.....info@dhinimex.com
[w]:.....www.dhinimex.com



DYNAMIC SCIENTIFIC CO.,LTD.

[a]:.#432, Monivong Blvd, 12301, Phnom Penh
[m]:.....(855-97) 865 6618
[f]:.....(855-97) 988 9825
[e]:.....mbsbdm1@dynamic.com.kh
[w]:.....www.dynamic.com.kh



DAUN PENH CONSTRUCTION CO.,LTD

[a]:.....#56, St.242, 12207 Phnom Penh
[t]:.....(855-23) 427 788
[f]:.....(855-23) 427 788
[e]:.....dpcgroup@online.com.kh
[w]:.....www.dpcc.com.kh



ET&S Engineering Import Export

[a]:.....#233, St. 42P, 12101 ,Phnom Penh
[t]:.....(855-23) 66 88 788
[m]:.....(855-16) 928 929 / 12 909 098
[e]:.....info@etscambo.com
[w]:.....www.etscambo.com



E.M CONSTRUCTION IMPORT EXPORT CO., LTD

[a]:.....#85, St.344, 12160 Phnom Penh
[t]:.....(855-23) 969 888
[f]:.....(855-23) 969 666
[e]:.....info@emc.com.kh
[w]:.....www.emc.com.kh



EMERALD PLUS PROPERTY SERVICE MANAGEMENT CO.,LTD

[a]: #36, St.169, PPIU Bdg. 11F, Phnom Penh
[t]:.....(855-23) 6388 888
[e]:.....info@emeraldplus.biz
[w]:.....

EQ ARCHITECTS & CONSTRUCTION CO.,LTD
 [a]:.....#116, St.113, 12158, Phnom Penh
 [t]:.....(855-95) 557 771
 [e]:.....kimdorn@eqgroup.com

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

Fuxin Steel Buildings Co.,Ltd
 [a]:F14 KHM Industrial Park, 12405 Phnom Penh
 [t]:.....(855-99) 89 7777
 [e]:.....kangsen@fuxinsteelbuildings.com.kh
 [w]:.....www.fuxinsteelbuildings.com.kh

GREEN LAKE CO.,LTD
 [a]:...#189, Road Samdech Chea Sim, Chres Village, 12101, Phnom Penh
 [t]:.....(855-78) 777 683
 [e]:.....greenlake_11@hotmail.com

HENG ENG KONG CONSTRUCTION CO., LTD.
 [a]:#22F-22G, St.598, 12152, Phnom Penh
 [t]:.....(855-23) 886 899
 [f]:.....(855-23) 886 899
 [e]:.....hek.construction@yahoo.com
 [w]:.....www.hekconstruction.com

HENG ASIA
 [a]:.....#22, St. 245, 12305 Phnom Penh
 [t]:.....(855-23) 218 995-7
 [f]:.....(855-23) 218 339
 [e]:.....hengasiahp@yahoo.com
 [w]:.....www.hengasia.com

HSC CO., LTD.
 [a]:.....#37A-D, St. 110, 12305, Phnom Penh
 [t]:.....(855-23) 218 472/ 885 027
 [f]:.....(855-23) 212 796
 [e]:.....info@hsc.com.kh
 [w]:.....www.hsc.com.kh

HONGKONG FUJI ELEVATOR CO.,LTD
 [a]: #10, St.105K, 12406, Phnom Penh
 [m]:.....(855-23) 504 1 888/ 11 880 686
 [t]:.....(855-89) 335 453/ 15 6666 82
 [e]:.....kao.vothy@ngyheng.com.kh
 [w]:.....www.ngyheng.com.kh

HUA CHUANXIN INTERNATIONAL CONSTRUCTION CO.,LTD
 [a]:.....# C10, St.112, 12405, Phnom Penh
 [t]:.....(855-97) 877 95 98
 [e]:.....314665122@qq.com

HANWHA THINK BIOTECH (CAMBODIA) CO., LTD.
 [a]:.....#24, St. 337, 12151 Phnom Penh
 [t]:.....(855-23) 990 214
 [f]:.....(855-23) 990 215
 [e]:.....sky1686@hanwha.com
 [e]:.....english.hanwhacorp.co.kr

HANVICO CAMBODIA CO., LTD
 [a]:.....#759, St. 93, 12305 Phnom Penh
 [t]:.....(855-23) 987 598
 [e]:.....hanvico@hanvico.com.vn
 [w]:.....www.hanvico.com.vn

HOT DIP GALVANI FACTORY CO.,LTD
 [a]:.....NR.4, Km 34, Phnom Penh
 [t]:.....(855-23) 882 708
 [e]:.....gf@gavani-factory.com

JOTUN CAMBODIA LIMITED
 [a]:...#113, Mao Tse Tong Blvd., Phnom Penh
 [t]:.....(855-23) 218 751
 [f]:.....(855-23) 218 751
 [e]:.....sovath.teng@jotun.com
 [w]:.....www.jotun.com

ECM CO., LTD.
 [a]:A-50/A-51, La Siene, 12301, Phnom Penh
 [t]:.....(855-23) 231 878
 [f]:.....(855-23) 6 2222 09
 [e]:.....ecmsale@jit.com.kh
 [w]:.....www.jit.com.kh

JLM Jing Long Ma Global Co.,Ltd
 [a]:...Han Noi Road, 12101 Phnom Penh
 [t]:.....(855-23) 6538 999
 [f]:.....(855-95) 998 826
 [e]:.....jilm@jinglongma.com
 [w]:.....www.jinglongma.com

KNN KNN (CAMBODIA) CO.,LTD
 [a]:.....#239H,NR.6,Phnom Penh
 [t]:.....(855-23) 430 436
 [f]:.....(855-23) 430 245
 [e]:.....info@knnCambodia.com
 [w]:.....www.knnCambodia.com

L.B.L INTERNATIONAL
 [a]:.....#34, St. 3, 12207, Phnom Penh
 [t]:.....(855-23) 722 532
 [f]:.....(855-23) 214 272
 [e]:.....lblinternational@lbl-group.com
 [w]:.....www.lbl-group.com

Lotus Green Team Co.,Ltd
 [a]: #24, St. 552, 12151, Phnom Penh
 [t]:.....(855-23) 555 0708
 [m]:.....(855-12) 388 609
 [e]:.....info@lotusengineering.biz
 [w]:.....www.lotusengineering.biz

LILICO STEEL CO.,LTD
 [a]:...#444, Blvd:271, 12306, Phnom Penh
 [t]:.....(855-23) 67 900 79
 [f]:.....(855-23) 98 78 00
 [e]:.....lilicogroup@yahoo.com
 [w]:.....www.lilicogroup.com

LEGRAND CAMBODIA
 [a]:.....#20b, St. 282, 12302, phnom Penh
 [t]:.....(855-16) 647 700
 [e]:.....office.cambodia@legrandelectric.com
 [w]:.....www.legrand.com

MULTICO MS (CAMBODIA) CO., LTD
 [a]:...#168, NR 6A, 12110, Phnom Penh
 [t]:.....(855-23) 432 130
 [f]:.....(855-23) 432 348
 [e]:.....info@mmsc.multicoasia.com
 [w]:.....www.fb.com/cambodia.equipment

MENG LENG EAV CO., LTD
 [a]:...#123A-121D, St. 245, 12308, Phnom Penh
 [t]:.....(855-23) 993 142
 [f]:.....(855-23) 215 514
 [e]:.....mengleageav@mle-trading.com
 [w]:.....www.mle-trading.com

MEANCHEY INTERNATIONAL INVESTMENT CO.,LTD
 [a]:...#90, Nation Road. 2, 12353 Phnom Penh
 [t]:.....(855-23) 595 595
 [e]:.....info@borey999.com
 [w]:.....www.borey999.com

NOVARE DESIGN INTERNATIONAL Ltd
 [a]:#445 (Phnom Penh Tower), St. 93 , 12258
 [t]:.....(855-23) 679 0 623
 [m]:.....(855-17) 790 623
 [e]:.....cambodia@novaredesign.com
 [w]:.....www.novaredesign.com

NURI E&C Engineering & Construction
 [a]:.....#431, St. 93, 12258, Phnom Penh
 [t]:.....(855-23) 998 609
 [m]:.....(855-92) 195 754
 [e]:.....sale@decastle.net
 [w]:.....www.decastle.net

NEW CONSOLIDATED MAX WORLD (CAMBODIA) CO. LTD
 [a]:.....#202 (4-F), 12301 Phnom Penh
 [t]:.....(855-23) 727 077
 [e]:.....laurence@ncmaxworld.com

PROPERTY MANAGEMENT GROUP CO.,LTD
 [a]:.....#65, St.111, 12258, Phnom Penh
 [t]:.....(855-23) 210 125
 [f]:.....(855-66) 669 397
 [e]:.....info@pmgkh.com
 [w]:.....www.mekongonline.asia

PCG CO-OPERATION CO., LTD
 [a]:...#315 Str.110, 12202, Phnom Penh
 [m]:.....(855-17) 453 992
 [f]:.....662 717-0032
 [e]:.....heludom@yahoo.com
 [w]:.....www.pcgco-o.com

Plus+
 [a]:.....#333B, St. 93, 12257, Phnom Penh
 [m]:.....(855-11) 208 888
 [f]:.....(855-23) 218 040
 [e]:.....prayut@prayut.com
 [w]:.....www.prayut.com

PEB STEEL BUILDING CO., LTD
 [a]:...#J-06Jade, 12306, Phnom Penh
 [t]:.....(855-23) 67 88 679
 [m]:.....(855-16) 851 828
 [e]:.....thi@pebsteel.com.vn
 [w]:.....www.pebsteel.com.kh

PROFESSION ENGINEER PLUS. CO.,LTD(PEP)
 [a]:...#5B St. 271, 12102 Phnom Penh
 [t]:.....(855-23) 880 853
 [f]:.....(855-23) 850 823
 [e]:.....info@hsh.com.kh
 [w]:.....www.hsh.com.kh

P. K LIGHT BLOCK CO. LTD.
 [a]:.....#05, 12201 Phnom Penh
 [m]:.....(855-11) 440 808
 [t]:.....(855-87) 440 808
 [e]:.....kyheang12@gmail.com

PHNOM PENH PRECAST PLANTS
 [a]:...#43-44, NR. 5, 12104 Phnom Penh
 [t]:.....(855-23) 901 999
 [e]:.....info@phnompenhprecast.com
 [w]:.....www.phnompenhprecast.com

BRANCH OF P.T.S GROUP CO., LTD
KOBELCO NEW HOLLAND SAKAI
 [a]:...#139, Russian Federation Blvd, 12405
 [t]:.....(855-23) 866 628 / 866 638
 [m]:.....(855-23) 866 618
 [e]:.....saleskobe@kobelcocambodia.com
 [w]:.....www.kobelcocambodia.com

REAL ESTATE.COM.KH
 [a]:S.I Buiding 2nd Floor No 93, Phnom Penh
 [t]:.....(855-77) 686 077
 [f]:.....(855-88) 8933 934
 [e]:.....info@realestate.com.kh
 [w]:.....www.realestate.com.kh

BOSCH ROBERT BOSCH (CAMBODIA) CO., LTD
 [a]: #24, VTrust Tower 8th Floor, 12253, Phnom Penh
 [t]:.....(855-23) 900 685
 [f]:.....(855-12) 622 827
 [e]:.....andre.dejong@bosch.com
 [w]:.....www.bosch.com.kh

RTD ENTERPRISE PTE LTD.
 [a]:#2251-2252, St. 1987, 12101 Phnom Penh
 [t]:.....(855-23) 883 005
 [m]:.....(855-16) 725 550
 [e]:.....info@rtdcambodia.com
 [w]:.....www.rtdcambodia.com

SENG ENTERPRISES CO., LTD.
 [a]:.....#138, St. 51, 12302 Phnom Penh
 [t]:.....(855-23) 215 342
 [f]:.....(855-23) 212 267
 [e]:.....admin@seng-enterprise.com.kh
 [w]:.....www.seng-enterprise.com

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

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

SPORTS ENGINEERING AND RECREATION ASIA (CAMBODIA) CO., LTD.
 [a]:.....Camnet build., 4th Floor, No. 412, Preah Norodom Blvd., 12301, Phnom Penh
 [t]:.....(855-23) 211 614/211 615
 [f]:.....(855-23) 211 617
 [e]:.....info@searspots.com.kh
 [w]:.....www.searspots.com

SOIL TESTING LABORATORY CO., LTD
 [a]: #368 St. Betong, 12102, Phnom Penh
 [m]:.....(855-16) 834 034
 [t]:.....(855-12) 527 279
 [e]:.....stl368@yahoo.com
 [w]:.....www.stl-cam.com.kh

SOMA CONSTRUCTION & DEVELOPMENT CO., LTD.
 [a]:#2C(Soma Tower6F)St.120,12209PhnomPenh
 [t]:.....(855-23) 227 989
 [f]:.....(855-23) 227 979
 [e]:.....info@smcd.com.kh
 [w]:.....www.smcd-construction.com.kh

SOMA TRADING COMPANY LIMITED
 [a]: #290, St.93, 12211, Phnom Penh
 [t]:.....(855-23) 65 7777 1
 [e]:.....ecaserel@somatrading.com.kh
 [w]:.....www.somatrading.com.kh

SEA TOP LOGISTICS (CAMBODIA) CO., LTD.
 [a]:...#10, St. 109, 12252 Phnom Penh
 [t]:.....(855-81) 888 865
 [e]:.....info@seatop.com.kh
 [w]:.....www.seatophk.com

SOKEA GARDEN
 [a]:...#177, St.598, 12101 Phnom Penh
 [m]:.....Khmer (855-15) 95 20 68
 [m]:.....English (855-89) 20 77 89
 [e]:.....sokeagarden@gmail.com
 [w]:.....www.sokeagarden.com

STAR5 STAR 5 DEVELOPER PVT LTD.
 [a]:...No. 124, St. 3, 12301 Phnom Penh
 [t]:.....(855-23) 6224 555
 [e]:.....info@star5developers.com
 [w]:.....www.star5developers.com

T-RO CONSTRUCTION CO., LTD.
 [a]: #281, St. Preysar, 12400, Phnom Penh
 [m]:.....(855-17) 999 007
 [m]:.....(855-12) 236 555
 [e]:.....info@troconstruction.com
 [w]:.....www.troconstruction.com

TAING CHENG OING CONSTRUCTION CO.,LTD
 [a]: # 80, St.273, 12104, Phnom Penh
 [t]: (855-23) 881 238
 [f]: (855-12) 887 882
 [e]: chengoing@yahoo.com

TEM TRADING CO., LTD
 [a]: # 99A, St. 143, 12304, Phnom Penh
 [m]: (855-23) 63 63 030
 [n]: (855-95) 829 992/3
 [e]: sales@tem-trading.com
 [w]: www.tem-trading.com

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

TK GENERATION CO., LTD.
 [a]: #B3, Rd.1 (Borey Villa Toul Sangke), St. 598, 12105
 [t]: (855-23) 63 17 817
 [e]: tkgeneration.sales@gmail.com

TNRC LOGISTICS (CAMBODIA) CO., LTD
 [a]: #4Fl, Parkway Square, (4F), St. 245, 12308
 [t]: (855-23) 989 877
 [f]: (855-23) 989 866
 [e]: jane@tnrclogistics.biz
 [w]: www.tnrclogistics.biz

UMG CAMBODIA
 [a]: # 48, NR 4, 12401, Phnom Penh
 [t]: (855-23) 729 217/218
 [f]: (855-23) 729 217
 [e]: info.umgc@umgroups.com
 [w]: www.umgcambodia.com

UNK (CAMBODIA) CO., LTD
 [a]: #22, St.242, 2nd Fl 12258, Phnom Penh
 [t]: (855-23) 636 5555
 [f]: (855-99) 993 323
 [e]: unktrading@gmail.com
 [w]: www.unktradingblogspot.com

VENTURE (CAMBODIA) PTE. LTD.
 [a]: #11, St. 554, 12152, Phnom Penh
 [t]: (855-23) 881 889
 [f]: (855-23) 883 276
 [e]: venture@online.com.kh

VON-CHIMIN IMPORT EXPORT CO.,LTD
 [a]: #41, St. 03, 12102 Phnom Penh
 [m]: (855-77) 888 378
 [n]: (855-77) 998 668
 [e]: info@von-chimin.com
 [w]: www.von-chimin.com

VRK CORPORATION CO.,LTD
 [a]: #55 D , St. 70 , 12201, Phnom Penh
 [t]: (855-23) 966 252
 [f]: (855-23) 966 251
 [e]: info@vrkcorporation.com
 [w]: www.vrkcorporation.com

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

VOOLIM COMPANY LIMITED
 [a]: #8, Lum Thmey (St.), Band ita Mong Rethy (St. 1928), 12101 Phnom Penh
 [t]: (855-23) 65 66 888
 [e]: admin@voolim.net

Vattnac Transformers Supply Co.,Ltd
 [a]: #22A, St.616, 12152 Phnom Penh
 [t]: (855-17) 666 067
 [e]: socheat.ny@vtstrading.com

VSTRAND V STRAND CO., LTD.
 [a]: #58, St. 294, 12302, Phnom Penh
 [t]: (855-23) 6666 090
 [e]: info@vstrand.com
 [w]: www.vstrand.com

WIKI TRADE COMPANY LTD.
 [a]: #857, St. 110, 12102 Phnom Penh
 [t]: (855-23) 887 168
 [f]: (855-23) 883 786
 [e]: info@wikitrade.com.kh
 [w]: www.wikitrade.com.kh

WÜRTH WUERTH (CAMBODIA) LTD.
 [a]: #164, St. 598, 12101 Phnom Penh
 [t]: (855-23) 23 885 171
 [f]: (855-23) 23 880 697
 [e]: info@wuertth.com.kh
 [w]: www.wuertth.com.kh

YUN XIANG GLOBAL CONSTRUCTION CO.,LTD
 [a]: #C43, St.11, , Phnom Penh
 [t]: (855-88) 7331 333
 [f]: (855-96) 3986 283
 [e]: happystep2003@yahoo.com

Y CHHE GROUP CO.,LTD
 [a]: #12, St. 289, 12151 Phnom Penh
 [t]: (855-23) 883 288
 [f]: (855-23) 881 766/883 716
 [e]: vongleng@ychhegroup.com
 [w]: www.ychhegroup.com

Construction, Architect, Design, Consultant and Construction Management

Listing

7NG GROUP CO., LTD.
 [a]: #124, Sotheaeros, Phnom Penh
 [m]: (855-12) 380 830
 [n]: (855-23) 555 1334
 [e]: vannyrcaf@yahoo.com
 [w]: www.7nggroup.com.kh

AAP GROUP CO., LTD.
 [a]: # A11-A13, St. 271, 12306, Phnom Penh
 [m]: (855-17) 666 889
 [f]: (855-23) 996 238
 [e]: business@aapgroup.com.kh
 [w]: www.aapgroup.com.kh

ACME EQUIPMENT PTE LTD
 [a]: 11 Buroh Street Singapo re 627550
 [t]: (65) 6862 2332
 [f]: (65) 6862 2331
 [e]: info@acme.com.sg
 [w]: www.acme.com.sg

Advance Construction (Cambodia) Co., Ltd.
 [a]: # 7, St. 504, 12307, Phnom Penh
 [t]: (855-23) 223 920
 [e]: james@advance-cambodia.com
 [w]: www.advance-cambodia.com

ALEXTORIA BUILDMART (CAMBODIA) CO.,LTD
 [a]: #87-89-91 (1Floor), 12306 Phnom Penh
 [t]: (855-23) 210 894
 [f]: (855-23) 210 894
 [e]: sean.sothea@Alextoriabuildmart.com
 [w]: www.Alextoriabuildmart.com

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

Alpha Property Construction Co., Ltd.
 [a]: #37E, Lovieem St. 282, Phnom Penh
 [t]: (855-23) 222 371
 [f]: (855-23) 222 373
 [e]: alpha.builder@yahoo.com
 [w]: www.alphaapc.com

Angkor Engineering & Architecture
 [a]: #23, KT Tower, 4th Fl., Room 402
 [t]: (855-23) 455 5668
 [m]: (855-88) 999 9446
 [e]: aea_decor@yahoo.com
 [w]: www.aea-kh.com

ANGKORTEL INVESTMENT CO., LTD.
 [a]: Sapino Building 4th Fl., Room4, St. 289, 12152, Phnom Penh
 [m]: (855-60) 999 123
 [n]: (855-60) 999 955
 [e]: info@angkortel.com
 [w]: www.angkortel.com

ASIA CONCRETE COMPANY LTD.
 [a]: # 121, St. 1800 (598), 12108 Phnom Penh
 [t]: (855-23) 863 666/670
 [f]: (855-23) 863 670
 [e]: aihorlim@gmail.com

Asia Engineering Co., Ltd.
 [a]: #110, St. 148, 12200, Phnom Penh
 [t]: (855-23) 630 3 536
 [m]: (855-12) 202 001/ 851 756
 [e]: info@asiaengineering-kh.com
 [w]: www.asiaengineering-kh.com

ATS ADVANCED TECHNICAL SUPPLIES CO., LTD
 [a]: # 19, St. 209, 12306, Phnom Penh
 [t]: (855-23) 222 411
 [m]: (855-93) 715 333
 [e]: e-mail@ats.com.kh
 [w]: www.ats.com.kh

Biz & Trust Group Co., Ltd.
 [a]: #20B, St.288, 12300, Phnom Penh
 [t]: (855-23) 666 6 208
 [f]: (855-23) 722 185
 [e]: info@biz-trust.com
 [w]: www.biz-trust.com

BITUS CONSTRUCTION & DEVELOPMENT
 [a]: # 4F No 66, St.41, 12206, Phnom Penh
 [t]: (855-23) 990 380
 [f]: (855-23) 990 381
 [e]: admin@bitus.com.kh
 [w]: www.bitus.com.kh

BKE - British Khmer Engineering Lte.
 [a]: #13, Kh. Russey Keo, Phnom Penh
 [t]: (855-23) 986 814
 [f]: (855-23) 987 217
 [e]: BKE@online.com.kh
 [w]: www.bke.com.kh

BRANCH OF SINOHYDRO CORPORATION LIMITED.
 [a]: # Canada Tower F27, 12202 Phnom Penh
 [t]: (855-23) 666 966 6
 [f]: (855-23) 959 696
 [e]: kimsovan@hotmail.com
 [w]: www.sinohydro.com

Blue Hill Engineering Service Co., Ltd.
 [a]: # 88, St. 338, 12308 Phnom Penh
 [t]: (855-23) 727 185
 [m]: (855-93) 212 435
 [e]: owen.sunfenix@gmail.com

Borey Kamkor Construction Co., Ltd.
 [a]: Snoul Village, Chbar Morn City, Kg. Speu
 [t]: (855-25) 987 228
 [m]: (855-12) 969 596
 [e]: sokchea_79@hotmail.com

Cade Group Cambodia Company Ltd.
 [a]: #27, St.5BT, Phnom Penh
 [t]: (855-23) 996 485
 [f]: (855-23) 996 485
 [e]: cade_group@yahoo.com

Camatec Engineering & Construction
 [a]: #539Eo, St.128, Phnom Penh
 [t]: (855-23) 883 311
 [f]: (855-23) 883 511
 [e]: info@camatec.com.kh
 [w]: www.camatec.com.kh

CamboBuild Construction Chemical Co., Ltd.
 [a]: #31B, St.271, Kh. Sen Sok, Phnom Penh
 [t]: (855-23) 882 868
 [f]: (855-23) 882 858
 [e]: general@camboobuild.com
 [w]: www.camboobuild.com

Cam E.S Co., Ltd.
 [a]: #20, St. 606, 12152 Phnom Penh
 [t]: (855-23) 882 704
 [m]: (855-12) 986 576
 [e]: tiveasoun@comes.com.kh
 [w]: www.cames.com.kh

Camcal Co., Ltd.
 [a]: #78, St.360, 12308 Phnom Penh
 [t]: (855-23) 993 499
 [f]: (855-23) 993 488
 [e]: kkanzaki@online.com.kh

CAMCONA GROUP CO., LTD.
 [a]: #20, St. 554, 12151 Phnom Penh
 [t]: (855-23) 884 480
 [m]: (855-12) 222 030
 [e]: camcona@yahoo.com
 [w]: www.camconagroup.com

Cemp Engineering Co., Ltd.
 [a]: #9C, St. Lum, Phnom Penh
 [t]: (855-23) 969 718
 [f]: (855-23) 969 717
 [e]: info@cemp-engineering.com
 [w]: www.cemp-engineering.com

CHINA SINOMACH SOUEAST MACHINERY (CAMBODIA) CO.,LTD
 [a]: #142, NR4, Sangkat Kontok, Khan Posenchey, Phnom Penh
 [t]: (855-88) 321 7858
 [f]: (855-97) 4080 516
 [e]: dnjx.cn@gmail.com

CominKhmere
 [a]: #8b, Down Town Road #7, 12405, Phnom Penh
 [t]: (855-23) 885 640-6
 [f]: (855-23) 885 651
 [e]: ckinfo@comin.com.kh
 [w]: www.cominasia.com

CGN Group Co., Ltd.
 [a]: #Villa 12, St.426, Phnom Penh
 [m]: (855-97) 950 1111
 [n]: (855-13) 434 343
 [e]: cngroup@hotmail.com
 [w]: www.cgncambodia.com

CSA - Chea Sakal Aphivath Co., Ltd.
 [a]: #70Eo, St.336, Phnom Penh
 [m]: (855-12) 524 748
 [e]: cheasakal.csa@gmail.com

Daiho Corporation
 [a]: #64ZA, St.360, 12302 Phnom Penh
 [t]: (855-23) 219 205
 [f]: (855-23) 219 216
 [e]: sdanakas@hotmail.com
 [w]: www.daiho.co.jp

DAUN PENH CONSTRUCTION CO.,LTD
 [a]: #56, St.242, 12207 Phnom Penh
 [t]: (855-23) 427 788
 [f]: (855-23) 427 788
 [e]: dpccgroup@online.com.kh
 [w]: www.dpcc.com.kh

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

DEG - Dynamic E Group Ltd.
 [a]: #18ABC, St.110, 12155 Phnom Penh
 [t]: (855-23) 992 299
 [f]: (855-23) 993 299
 [e]: info@degscollection.com
 [w]: www.deg.com.kh

DBD Engineering Co., Ltd.
 [a]: #C45, St.369, 12101 Phnom Penh
 [t]: (855-23) 966 006
 [f]: (855-23) 986 644
 [e]: services@dbdengineering.com
 [w]: www.dbdengineering.com

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

Double Decor
 [a]: #7C, St.289, Phnom Penh
 [t]: (855-23) 638 8 768
 [m]: (855-12) 688 768
 [e]: dd_inde@yahoo.com
 [w]: www.double-decor.com

DP - Decor Plaza Import Export Co., Ltd.
 [a]: #148Eo, St.245, 12311 Phnom Penh
 [t]: (855-23) 213 121
 [f]: (855-23) 213 221
 [e]: choub_clean@yahoo.com

Duong Heng Enterprise Construction
 [a]: #92, St.110, 12156 Phnom Penh
 [m]: (855-12) 846 551
 [m]: (855-12) 320 888

EM Construction Import Export Co., Ltd.
 [a]: #85, St.344, Phnom Penh
 [t]: (855-23) 969 888
 [f]: (855-23) 969 666
 [e]: info@emc.com.kh
 [w]: www.emc.com.kh

E.M CONSTRUCTION IMPORT EXPORT CO., LTD
 [a]: #85, St.344, 12160 Phnom Penh
 [t]: (855-23) 969 888
 [f]: (855-23) 969 666
 [e]: info@emc.com.kh
 [w]: www.emc.com.kh

Eng Kaing Development Corporation
 [a]: #223, St.182, Phnom Penh
 [t]: (855-23) 882 360
 [m]: (855-11) 561 168

EMT EMT
 [a]: # 68, St. 598, Phnom Penh
 [t]: Thmey, Kh. Sen Sok, Phnom Penh
 [t]: (855-23) 51 44 888
 [e]: sales@emtcambodia.com
 [w]: www.emtcambodia.com

ENDOLEDZ ENDOLEDZ
 [a]: Sathorn Square Floor 27,
 Silom, 10500, Bangkok, Thailand
 [t]: (66) 2 108 1565 to 66
 [e]: nakajima@let.co.th
 [w]: www.endo-lighting.com

EQ ARCHITECTS & CONSTRUCTION CO.,LTD
 [a]: #116, St.113, 12158 Phnom Penh
 [t]: (855-95) 557 771
 [e]: kimdorn@eqgroup.com

Expert Plan Decor
 [a]: #190, St.336 & 255, Phnom Penh
 [t]: (855-23) 303 078
 [m]: (855-12) 965 120
 [e]: expertplan_decor@yahoo.com
 [w]: www.iknow.com.kh/epdecor

G Holdings Company Ltd.
 [a]: #12, St.392, Phnom Penh
 [t]: (855-23) 214 421
 [f]: (855-23) 214 421
 [e]: nfo@g-holdings.com.kh
 [w]: www.g-holdings.com.kh

GREEN LAKE CO.,LTD
 [a]: #189, Road Samdech Chea Sim,
 Chres Village, 12101, Phnom Penh
 [t]: (855-78) 777 683/ 76 5555 456
 [e]: greenlake_11@hotmail.com

GROUP FOUR ARCHITECTS & ENGINEERS
 [a]: #16, St.1954, 12101, Phnom Penh
 [t]: (855-23) 6300 081
 [m]: (855-88) 8550 005
 [e]: business@g4cambodia.com
 [w]: www.g4cambodia.com

GS Engineering & Construction
 [a]: #132, St. 3, IFC Bld., Phnom Penh
 [t]: (855-23) 216 016
 [f]: (855-23) 216 113 Ext. 521

Guang Hong Iron Group Co., Ltd.
 [a]: #118-120Eo, St.245, 12310, Phnom Penh
 [t]: (855-23) 219 078
 [m]: (855-11) 668 100
 [e]: 406117498@qq.com

Home Design Furniture
 [a]: #259 Youtapal Khemarak Phomin
 (St.271), corner os St.183, 12306, Phnom Penh
 [t]: (855-23) 210 502
 [e]: info.homeproducts@gmail.com

PROFESSION ENGINEER PLUS. CO.,LTD(PEP)
 [a]: #5B St. 271, Sk. Teuk Thla,
 Kh. Sen Sok, Phnom Penh
 [t]: (855-23) 880 853
 [f]: (855-23) 850 823
 [e]: info@hsh.com.kh
 [w]: www.hsh.com.kh

Hari Hara Construction & Decor Group
 [a]: #30, St. 178, 12206 Phnom Penh
 [t]: (855-23) 221 393
 [m]: (855-12) 222 551
 [e]: hariharagroup@gmail.com

Hazama Corporation
 [a]: #313 (Cambodiana), St. Sisowath.
 [t]: (855-23) 992 914
 [f]: (855-23) 221 041
 [e]: ranalin@online.com.kh

ET&S Engineering Import Export
 [a]: # 233, St. 42P, 12101 Phnom Penh
 [t]: (855-23) 66 88 788
 [m]: (855-16) 928 929 / 12 909 098
 [e]: info@etscambo.com
 [w]: www.etscambo.com

HSC Décor Center
 [a]: # 37ABCD, Russian Blvd, 12250, Phnom Penh
 [t]: (855-23) 218 472
 [f]: (855-23) 212 796
 [e]: info@hsc.com.kh
 [w]: www.hsc.com.kh

HUA CHUANXIN INTERNATIONAL CONSTRUCTION CO.,LTD
 [a]: # C10, St.112, Sk. Chamchav,
 Kh. Posen Chey, Phnom Penh
 [t]: (855-97) 877 95 98
 [e]: 314665122@qq.com

iLi Consulting Engineers Mekong Ltd.
 [a]: #41, St.588, 12152, Phnom Penh
 [t]: (855-23) 884 284
 [f]: (855-23) 987 907
 [e]: mail@ili-consult.com
 [w]: www.ili-consult.com

I Ching Decor
 [a]: #85, Sothearos (St.3), 12301, Phnom Penh
 [t]: (855-23) 220 873
 [e]: info@ichingdecor.com
 [w]: www.ichingdecor.com

ISI STEEL CO., LTD.
 [a]: #195-201, St. 217, 12156 Phnom Penh
 [t]: (855-23) 881 188
 [f]: (855-23) 885 318
 [e]: sales@isisteel.com.kh
 [w]: www.isisteel.com.kh

KACE - Khmer Associates Consulting Engineers
 [a]: #125B, St.204, Phnom Penh
 [t]: (855-23) 555 1216
 [e]: kaceconsult@gmail.com
 [w]: www.kaceconsult.com

KANG HWA E & C (CAMBODIA) CO.,LTD.
 [a]: # 25 Eo, St. 466, 12301, Phnom Penh
 [t]: (855-23) 991 600
 [e]: info@kanghwaenc.com
 [w]: www.kanghwaenc.com

KC Gecin Enterprises
 [a]: #500, NR 2, Phnom Penh
 [t]: (855-23) 360 288
 [f]: (855-23) 994 618
 [e]: kc_gecin@yahoo.com
 [w]: www.kc_gecin.com

KCE - Keurt Construction Enterprise
 [a]: #39, St.353, Phnom Penh
 [m]: (855-16) 446 384

Khmer Builder Enterprise
 [a]: #94D, St.432, Phnom Penh
 [t]: (855-23) 655 5633
 [e]: chanra.pho@gmail.com
 [w]: www.khmer-builder.com

KHMER GALADÉCOR CO.,LTD
 [a]: #17AE1, St.306, 12302 Phnom Penh
 [t]: (855-23) 977 017
 [f]: (855-23) 978 018
 [e]: info@khmergaladecor.com
 [w]: www.khmergaladecor.com

Khaou Chuly - MKK Co., Ltd
 [a]: #0117-0118, St.2004, Phnom Penh
 [t]: (855-23) 882 016
 [e]: info@khaouchuly.com
 [w]: www.khaouchuly.com

KHUN SEA DEVELOPMENT GROUP
 [a]: #217, St.369, 12355, Phnom Penh
 [t]: (855-23) 720 788
 [f]: (855-23) 720 788
 [e]: khun_22@yahoo.com

Komnit Design Co., Ltd.
 [a]: #184, St. 217, 12306 Phnom Penh
 [t]: (855-23) 884 883
 [f]: (855-23) 884 883
 [e]: kuyleangk007@yahoo.com

LILICO STEEL CO.,LTD
 [a]: #444, Blvd:271, 12306, Phnom Penh
 [t]: (855-23) 67 900 79
 [f]: (855-23) 98 78 00
 [e]: lilicogroup@yahoo.com
 [w]: www.lilicogroup.com

Kuy Leang Ky Construction Trading Group
 [a]: # 2Eo, St. 516, Phnom Penh
 [t]: (855-23) 884 883
 [f]: (855-23) 884 883
 [e]: kuyleangk007@yahoo.com

L.B.L INTERNATIONAL
 [a]: #34, St. 3, 12207, Phnom Penh
 [t]: (855-23) 722 532
 [f]: (855-23) 214 272
 [e]: lbl.international@lbl-group.com
 [w]: www.lbl-group.com

Liv Construction Import Export Co., Ltd.
 [a]: #53, St.125, Phnom Penh
 [t]: (855-23) 213 545
 [f]: (855-23) 214 535
 [w]: www.liv-construction.com

LS Construction Pte. Ltd.
 [a]: #88, St. Lum, 12406 Phnom Penh
 [t]: (855-23) 863 333
 [f]: (855-23) 863 335
 [e]: lsclpl@online.com
 [w]: www.lscambodia.com

LYCHHUONG CONSTRUCTION & IMPORT EXPORT CO., LTD.
 [a]: #21, St. 334, 157, 12302 Phnom Penh
 [t]: (855-23) 220 525
 [f]: (855-23) 211 788
 [e]: info@LCC.com.kh
 [w]: www.LCC.com.kh

Ly Design Engineering (Cambodia) Ltd.
 [a]: #16, St. 202, 12153 Phnom Penh
 [m]: (855-12) 600 765
 [e]: lydec@lydec.fr
 [w]: www.lydec.fr

MAXK Dsign Co., Ltd.
 [a]: #9-11, Platinum (St.), 12306, Phnom Penh
 [m]: (855-23) 969 699
 [e]: admin@maxkdsign.com
 [w]: www.maxkdsign.com

MBA ENGINEERING & CONSTRUCTION (CAMBODIA) CO., LTD.
 [a]: #69C, St. 360, 12304 Phnom Penh
 [t]: (855-23) 211 049
 [e]: info@mbaengcambodia.com
 [w]: www.mbaengcambodia.com

MEGA CAMBO CONSTRUCTION COMPANY LIMITED
 [a]: Canacity Industry Garden, St.
 Veng Sreng, 12405, Phnom Penh
 [t]: (855-23) 686 0 511
 [f]: (855-23) 430 686
 [e]: charlesvann@canadiabank.com.kh
 [w]: www.canadiabank.com.kh

MONGRETHY GROUP CO., LTD.
 [a]: #152S, St. 41, 12301, Phnom Penh
 [t]: (855-23) 211 065
 [f]: (855-23) 216 496
 [e]: mrtgroup@mongrethty.com
 [w]: www.mongrethty.com

MUHIBBAH ENGINEERING (CAMBODIA) CO., LTD.
 [a]: #175, St. 339, 12151, Phnom Penh
 [t]: (855-23) 884 093
 [f]: (855-23) 366 888
 [e]: kh.mec@muhibbah.com.kh
 [w]: www.muhibbah.com

MY WINDOWS E & C CO.,LTD
 [a]: # 132, St. 271, 12160, Phnom Penh
 [t]: (855-23) 666 9996
 [e]: info@mywindow.biz
 [w]: www.mywindow.biz

NIKKAM CONSTRUCTION
 [a]: # 35-37St. 214,
 CBM BLD., 1st Floor, 12211, Phnom Penh
 [t]: (855-23) 221 545
 [e]: y.go@triasiagroup.com
 [w]: www.triasiagroup.com

NOVARE DESIGN INTERNATIONAL Ltd
 [a]: #445 (Phnom Penh Tower), St. 93 , 12258
 [t]: (855-23) 679 0 623
 [m]: (855-17) 790 623
 [e]: cambodia@novaredesign.com
 [w]: www.novaredesign.com

NURI E&C Engineering & Construction
 [a]: #431, St. 93, 12258, Phnom Penh
 [t]: (855-23) 998 609
 [m]: (855-92) 195 754
 [e]: sale@decastle.net
 [w]: www.decastle.net

OVERSEAS CAMBODIA INVESTMENT CORPORATION
 [a]: #315 St.93, 110, 12202 Phnom Penh
 [t]: (855-23) 868 222
 [f]: (855-23) 427 064
 [e]: canadia@canadiabank.com.kh
 [w]: www.ocic.com.kh

PERFECT DESIGN & CONSTRUCTION (PDC) ENGINEERING CO., LTD
 [a]: #72, St.608, 12152 Phnom Penh
 [t]: (855-23) 305 051
 [e]: info@pdc.com.kh
 [w]: www.pdc.com.kh

PROPERTY MANAGEMENT GROUP CO.,LTD
 [a]: #65, St.111, 12258, Phnom Penh
 [t]: (855-23) 210 125
 [f]: (855-66) 669 397
 [e]: info@pmgk.com.kh
 [w]: www.mekongonline.asia

Plus+
 [a]: #333B, Monivong Blvd, 12257, Phnom Penh
 [m]: (855-11) 20 8888
 [n]: (855-88) 451 6666
 [e]: prayut@prayut.com
 [w]: www.prayut.com

Royal Construction Group (Cambodia)
 [a]: St.2004, Northbridge Com. Phnom Penh
 [t]: (855-23) 886 058
 [e]: info@northbridge.com.kh
 [w]: www.northbridge.com.kh

SBK Research & Development
 [a]: #334B, St.182, Phnom Penh
 [t]: (855-61) 338 888
 [e]: sbkresearch@online.com.kh
 [w]: www.sbkdevelopment.com.kh

Seaboard Cambodian Development Construction Co., Ltd.
 [a]: #PK16, NR4, Phnom Penh
 [t]: (855-23) 366 342
 [f]: (855-23) 368 171
 [e]: sopanha.soth@yahoo.com

Sea Union Construction Cambodia Co., Ltd.
 [a]: #199, St.217, Phnom Penh
 [t]: (855-23) 995 100
 [f]: (855-23) 424 083
 [e]: sea_union@online.com.kh

SENG ENTERPRISES CO., LTD.
 [a]: #138, St.51, 12302 Phnom Penh
 [t]: (855-23) 215 342
 [f]: (855-23) 212 267
 [e]: admin@seng-enterprise.com.kh
 [w]: www.seng-enterprise.com

SMART-ACON TRADING CO.,LTD
 [a]: #658B, St. 271, 12307, Phnom Penh
 [m]: (855-12) 812 841
 [t]: (855-23) 950 338
 [e]: meng@smart-acom.com
 [w]: www.smart-acom.com

Sok Enterprise Co., Ltd.
 [a]: #19, St.118, 12204 Phnom Penh
 [t]: (855-23) 990 704
 [e]: info@sokenterprise.com
 [w]: www.smart-acom.com

Sok Sokha Co., Ltd.
 [a]: #216G, NR. 6, 12100, Phnom Penh
 [t]: (855-23) 991 675
 [f]: (855-23) 430 157
 [e]: info@soksokha.com

SOMA CONSTRUCTION & DEVELOPMENT CO., LTD.
 [a]: # 2C, St.120, 12209 Phnom Penh
 [t]: (855-23) 227 989
 [f]: (855-23) 227 979
 [e]: info@smcd.com.kh
 [w]: www.smcd-construction.com.kh

Space Design
 [a]: #354B, St.93, 12302 Phnom Penh
 [t]: (855-23) 991 082
 [e]: spacedesign_kh@yahoo.com

SPECO SPECO
 [a]: Canadia Tower F18, St.93, 12202 Phnom Penh
 [t]: (855-92) 199 936
 [e]: teamkhmer@gmail.com
 [w]: www.speco.co.kr

Standard Construction & Engineering
 [a]: #89, St. Machine Teuk, Phnom Penh
 [t]: (855-23) 722 006
 [f]: (855-23) 722 007
 [e]: yensrorn@sce.com.kh

Sterling Project Management
 [a]: #315 (Canadia Tower), St.93, Phnom Penh
 [t]: (855-23) 426 045
 [f]: (855-23) 426 047
 [e]: info@sterling-cambodia.com
 [w]: www.sterling-cambodia.com

STL - Soil Testing Laboratory Co., Ltd.
 [a]: #368, St. Lum, 12102 Phnom Penh
 [m]: (855-12) 527 279
 [e]: stl368@yahoo.com

STS (Cambodia) Co., Ltd.
 [a]: #52, St. 70, 12201 Phnom Penh
 [t]: (855-23) 722 276
 [e]: sary@engineer.com
 [w]: www.stscambodia.com.kh

Swee Quarry (Cambodia) Co., Ltd.
 [a]: #105, St. Tomnup Kopsrove, Phnom Penh
 [t]: (855-23) 355 016
 [f]: (855-23) 355 018
 [e]: swee_admin@online.com.kh

TAING CHENG OING CONSTRUCTION CO.,LTD
 [a]: #80, St.273, 12104, Phnom Penh
 [t]: (855-23) 881 238
 [m]: (855-12) 887 882
 [e]: chengoing@yahoo.com

TCM Engineering Company Ltd.
 [a]: #153, St. 160, 12157 Phnom Penh
 [t]: (855-23) 880 399
 [f]: (855-23) 880 677

Trang Construction Co., Ltd.
 [a]: Phsar Kralanh, Sk. Kork Chak, Siem Reap
 [m]: (855-12) 563 144
 [e]: email@trang.com.kh
 [w]: www.trang.com.kh

VENTURE (CAMBODIA) PTE LTD
 [a]: #11, St. 554, 12152 Phnom Penh
 [t]: (855-23) 881 889
 [f]: (855-23) 883 276
 [e]: venture@online.com.kh

V STRAND CO., LTD.
 [a]: # 58, Oknha Chrun Youhak (St. 294), 12302, Phnom Penh
 [t]: (855-23) 6666 090
 [e]: info@vstrand.com
 [w]: www.vstrand.com

Union Development Group Co., Ltd
 [a]: #12AB, St. 348, 12304, Phnom Penh
 [m]: (855-92) 269 292
 [f]: (855-23) 994 227
 [e]: sivkheang.eung@gmail.com

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

W Design
 [a]: #363, St.128, 12155 Phnom Penh
 [t]: (855-23) 300 392
 [e]: contact.waterdesign@gmail.com

YUN XIANG GLOBAL CONSTRUCTION CO.,LTD
 [a]: #C43, St.11, Sangkat Toek Thlar, Khan Sen Sok, Phnom Penh
 [t]: (855-88) 7331 333
 [t]: (855-96) 3986 283
 [e]: happystep2003@yahoo.com

ZAMIL STEEL BUILDINGS VIETNAM CO.,LTD
 [a]: #17, St.334, 12302, Phnom Penh
 [t]: (855-23) 220 140
 [f]: (855-23) 220 140
 [e]: zscambodia@online.com.kh
 [w]: www.zamilsteel.com.vn

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

AAP GROUP CO., LTD.
 [a]: #A11-A13, St. 271, 12306, Phnom Penh
 [m]: (855-17) 666 889
 [f]: (855-23) 996 238
 [e]: business@aapgroup.com.kh
 [w]: www.aapgroup.com.kh

A.C.M.E - Advanced Construction Materials & Engineering Co., Ltd
 [a]: #276H, NR6A, Phnom Penh
 [t]: (855-23) 989 788
 [f]: (855-23) 989 778
 [e]: info@acme-3rd.asia
 [w]: www.acme-3rd.asia

ATAD ATAD STEEL STRUCTURE CORPORATION
 [a]: #B62, St.199, 12306 Phnom Penh
 [t]: (855-88) 333 6899 / +84-906 883
 [m]: (855-23) 683 6899
 [e]: thuy.nguyen@atad.vn
 [w]: www.atad.com.vn

ATS ADVANCED TECHNICAL SUPPLIES CO., LTD
 [a]: # 19, St. 209, 12306, Phnom Penh
 [t]: (855-23) 222 411
 [m]: (855-93) 715 333
 [e]: e-mail@ats.com.kh
 [w]: www.ats.com.kh

ADTECH ADTECH SOLUTIONS
 [a]: #61, St. 103, 12305, Phnom Penh
 [t]: (855-23) 990 001
 [e]: info@adtech-solutions.com
 [w]: www.adtech-solutions.com

ADVANCED POWER ENERGY SOLUTIONS (CAMBODIA) CO., LTD
 [a]: #138, St. 51L294, 12302 Phnom Penh
 [m]: (855-96) 831 8888
 [t]: (855-23) 218 773
 [e]: sales@advancedpowerenergy.com
 [w]: www.advancedpowerenergy.com

ADVANCED PROFESSIONAL ENGINEERING
 [a]: #14, St. 371, 12351 Phnom Penh
 [t]: (855-23) 635 9393
 [t]: (855-87) 511 878
 [e]: info@apegroups.com
 [w]: www.manitowoc.com

Asian Construction Equipment
 [a]: #11Eo, St.150, Phnom Penh
 [m]: (855-17) 567 137
 [m]: (855-77) 868 807
 [e]: daravy_leng@yahoo.com

Associated Concrete Products (Cambodia) Pte., Ltd.
 [a]: NR4 (Km 22), Bek Chan, Angsnuol
 [m]: (855-12) 664 900
 [e]: nget_navy@yahoo.com

Azza Decor
 [a]: #40, Mongkol Lem St.228, Phnom Penh
 [m]: (855-12) 985 895
 [e]: azza.decor@gmail.com

Blue Hill Engineering Service Co., Ltd.
 [a]: #88, Road 338, 12308 Phnom Penh
 [m]: (855-12) 487 362
 [f]: (855-23) 212 435
 [e]: owen.sunfenix@gmail.com
 [w]: www.midea.com.ch

BMSC - Business Machines & Supplies Center
 [a]: #138BC, St.110, Phnom Penh
 [t]: (855-23) 99 29 29
 [f]: (855-11) 66 60 31
 [e]: general_inquiry@businessmachines-supplies.com
 [w]: www.businessmachines-supplies.com

BMB Steel & Joint Stock Company
 [a]: #G16St. 271, Phnom Penh
 [t]: (855-23) 215 403
 [e]: bmbsteel@hcm.vnn.vn
 [w]: www.bmbsteel.com.vn

Build In Real Nature Ltd.
 [a]: #33C, St.598, Phnom Penh
 [t]: (855-23) 6312 229
 [e]: rath@s-cambodia.com

BRANCH OF P.T.S GROUP CO., LTD
KOBELCO SAKAI
 [a]: #139, Russian Federation Blvd, 12405
 [t]: (855-23) 866 628 / 866 638
 [f]: (855-23) 866 618
 [e]: saleskobe@kobelcocambodia.com
 [w]: www.kobelcocambodia.com

BRANCH OF SCHNEIDERELECTRIC OVERSEAS ASIA PTE.LTD.
 [a]: PP Tower(21F) St.93, 12258 Phnom Penh
 [t]: (855-23) 221 848
 [f]: (855-23) 964 311
 [e]: customercare.kh@schneider-electric.com

BSI B SCIENTIFIC INSTRUMENT CO., LTD
 [a]: #183A St. 132, 12156 Phnom Penh
 [m]: (855-12) 750 678
 [e]: info@bsi-kh.com
 [w]: www.bsi-kh.com

C & Yookung Co., Ltd.
 [a]: #117A, St.271, Phnom Penh
 [t]: (855-23) 900 035
 [e]: cnyookung@hotmail.com

CAMCONA TRADING (CAMBODIA) CO., LTD.
 [a]: # 17, St. 306, 12302, Phnom Penh
 [t]: (855-23) 211 9602
 [f]: (855-23) 211 960
 [e]: info@camconabms.com
 [w]: www.camconabms.com

Cam Roof
 [a]: #5, Russie Blvd., Phnom Penh
 [t]: (855-23) 6468 888
 [e]: sales@camroof.com.kh
 [w]: www.camroof.com.kh

Cambodia Marble & Granite
 [a]: #3A, St. Chea Sim, 12100, Phnom Penh
 [m]: (855-16) 878 896
 [e]: cambodiastone@gmail.com
 [w]: www.cambodiastone.com

CAMKO PILE & PLUS ENTERPRISES CO., LTD.
 [a]: #7Eo, St.180, 12211, Phnom Penh
 [m]: (855-11) 208 888
 [m]: (855-12) 911 414
 [e]: prayut@prayut.com
 [w]: www.piling.com.kh

CAMBODIAN CHEMICAL SUPPLY CO., LTD.
 [a]: #1001, St.14B, 12102, Phnom Penh
 [t]: (855-23) 885 657
 [f]: (855-23) 885 657
 [e]: soumsambath@ymail.com
 [w]: www.cam-paint.com

CBMS TRADING CO., LTD
 [a]: #447, St. 1986, 12101, Phnom Penh
 [t]: (855-23) 211 960
 [e]: info@camconabms.com
 [w]: www.camconabms.com

CCW - Construction Chemicals World
 [a]: #19D, St.271, Phnom Penh
 [t]: (855-23) 223 268
 [e]: sales@ccw.com.kh
 [w]: www.fosroc.com

Cellop International Co., Ltd.

[a]:#44B, St.251, Phnom Penh
[t]:(855-23) 883 792
[e]:client.services@cellopinternational.com
[w]:www.cellopinternational.com

CHAMROEN & VANLY CO.,LTD

[a]: ...#L1, St.Chroy Changva, 12110 Phnom Penh
[t]:(855-12) 57 00 05
[e]:chamroen.ouch@gmail.com

Chhay Heng Supply Building Material

[a]:#168, St.598, Phnom Penh
[t]:(855-23) 992 677
[e]:(855-23) 990 846
[w]:hong.ly598@yahoo.com

Chheav Hok Supply Steels & Transport

[a]: ...#106Eo, St.245, 12310 Phnom Penh
[t]:(855-23) 216 118
[e]:(855-23) 720 172
[w]:sales.ch@hgqtrading.com

Chip Mong Group Co., Ltd.

[a]: ...#137B, St.245, 12304 Phnom Penh
[m]:(855-92) 218 060/61
[f]:(855-23) 210 155
[e]:info@chipmonggroup.com
[w]:www.chipmonggroup.com

CFC COMPAGNIE FRANCAISE DE COMMERCE S.A.R.L

[a]:#178, NR. 5, 12104 Phnom Penh
[t]:(855-23) 427 026
[f]:(855-23) 426 076
[e]:cfc_akzo@online.com.kh
[w]:www.cfc-cambodia.com

COOLINK MARKETING & TRADE CO., LTD

[a]:#901, St. 128, 12156 Phnom Penh
[t]:(855-12) 836 896
[e]:(855-69) 6666 22
[w]:info@scoolfilm.com
[w]:www.scoolfilm.com

CPAC (Cambodia) Co., Ltd.

[a]: ...#100, National Road 2, Phnom Penh
[t]:(855-23) 982 017
[m]:(855-16) 945 999
[e]:cmccinfo@cementhai.co.th

D' Furniture

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

Dat Hoa Trading (Cambodia) Co., Ltd.

[a]: ...#426, St. 271, 12306 Phnom Penh
[f]:(855-23) 219 646
[e]:(855-23) 219 646
[w]:info@dathtoac.com.kh
[w]:www.dathtoac.com.cn

DEG - Dynamic E Group Ltd. (DAB)

[a]:#18ABC, St.110, Phnom Penh
[t]:(855-23) 992 299
[e]:info@degsolution.com
[w]:www.deg.com

DHINIMEX CO., LTD

[a]: ...#245, St. Tep Phorn, 12156, Phnom Penh
[t]:(855-23) 997 725
[f]:(855-23) 993 942
[e]:info@dhinimex.com
[w]:www.dhinimex.com

DIAMOND GLASS

[a]: ...Glass Factory, St.217, 12415 Phnom Penh
[t]:(855-23) 997 725
[f]:(855-23) 993 942
[e]:info@diamonddglasskh.com
[w]:www.diamonddglasskh.com

DYNAMIC SCIENTIFIC CO.,LTD.

[a]: ...# 452, MZonivong Blvd, 12301, Phnom Penh
[m]:(855-97) 865 6618
[m]:(855-97) 988 9825
[e]:mbsbdm1@dynamic.com.kh
[w]:www.dynamic.com.kh

Dimension International Corp

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

ECM CO., LTD.

[a]: A-50/A-51, La Siene, 12301, Phnom Penh
[t]:(855-23) 231 878
[f]:(855-23) 6 2222 09
[e]:ecmsale@jit.com.kh
[w]:www.jit.com.kh

EnviroCam - HCC Group Co., Ltd.

[a]: #50, Samdech Pan (St. 214), Corner of Trasak Paem (St. 63), 12211 Phnom Penh
[t]:(855-23) 222 001
[f]:(855-23) 219 383
[e]:info@hcc.com.kh
[w]:www.envirocam.com.kh

Envotech Co., Ltd.

[a]:249, NR.6A, 12112, P.O Box 931, PP
[t]:(855-23) 430 748
[m]:(855-23) 430 236
[e]:sarak@envotech.org
[w]:www.envotech.org

EMT

[a]: #68, St. 598, 12101 Phnom Penh
[t]:(855-23) 51 44 888
[e]:sales@emtcambodia.com
[w]:www.emtcambodia.com

Environmental Sanitation Cambodia (ESC)

[a]: ...# 6B, St. 187, 12306 Phnom Penh
[t]:(855-23) 218 084
[e]:contact@escscambodia.org
[w]:www.escscambodia.org

ESCORT IMPORT-EXPORT(CAMBODIA)CO., LTD

[a]: # 001 Block C1, Ly Thuong Kiet St., Ward7, Dist. 11, Hochiminh City, Vietnam
[m]:(848) 3 853 4256
[e]:info@escort.com.vn
[w]:www.escort.com.vn

Europe Home Décor & Tiles

[a]: #364Eo, St.274, Phnom Penh
[t]:(855-23) 222 217
[f]:(855-23) 222 216
[e]:hokseng@euhomedecorandtiles.com
[w]:www.eurhomedecorandtiles.com

Fulin Wooden

[a]: #246 - 250, St. 217, 12306 Phnom Penh
[t]:(855-23) 6555 161
[e]:fulin_fulin@yahoo.com

Fuxin Steel Buildings Co.,Ltd

[a]:F14 KHM Industrial Park, Phum
.....Troaipaing Tloeng, Sangkat Choam
.....Chao, Khan Posenchey, Phnom Penh
[t]:(855-99) 89 7777
[e]:kangsen@fuxinsteelbuildings.com.kh
[w]:www.fuxinsteelbuildings.com.kh

G Holdings Company Ltd GW Design

[a]:#12, St.392, 12300, Phnom Penh
[t]:(855-23) 214 421
[f]:(855-23) 214 421
[e]:info@g-holdings.com.kh
[w]:www.g-holdings.com.kh

GGEAR

[a]: ...#18A, St. 604, 12152, Phnom Penh
[m]:(855) 23 880 098
[e]:project@ggear.com.kh
[w]:www.ggear.com.kh

German Hardware Supply Co., Ltd.

[a]:#19B, St.432, Phnom Penh
[t]:(855-23) 215 354
[e]:info@german-hardware.com
[w]:www.german-hardware.com

GREEN LAKE CO.,LTD

[a]:#189, Road Samdech Chea
Sim, Chres Village, 12101, Phnom Penh
[t]:(855-78) 777 683/ 76 5555 456
[e]:greentake_11@hotmail.com

GOOD TOP MACHINERY (CAMBODIA) CO., LTD

[a]:#525, NR. #4, 12405 Phnom Penh
[m]:(855-11) 558 337
[m]:(855-88) 362 4 727
[e]:beauvoirtheng@gmail.com

GES CAMBODIAN CO., LTD

[a]: ...#942, St. 128, 12156 Phnom Penh
[t]:(855-23) 868 222
[f]:(855-23) 988 823
[e]:seihavin@gescambodan.com

HANVICO CAMBODIA CO., LTD

[a]:#759 St.93, 12305 Phnom Penh
[t]:(855-23) 987598
[e]:hanvico@hanvico.com.vn
[w]:www.hanvico.com.vn

HANWHA THINK BIOTECH (CAMBODIA) CO., LTD

[a]:#24, St.337, 12151 Phnom Penh
[f]:(855-23) 990 214
[f]:(855-23) 990 215
[e]:skyl1686@hanwha.com
[w]:english.hanwhacorp.co.kr

HAULOTTE SINGAPORE PTE LTD

[a]: ...26 Changi North Way, 498812 Singapore
[f]:+65 65 46 61 50
[f]:+65 65 36 39 69
[e]:haulotteasia@haulotte.com
[w]:www.haulotte.sg

HCC Group Co., Ltd.

[a]: ...#50, St.214 corner St.63, 12211, Phnom Penh
[t]:(855-23) 222 001
[m]:(855-12) 772 916
[e]:info@hcc.com.kh
[w]:www.hccgroups.com

Heng Lim Stainless Steel Trading

[a]: ...#167A, St. 217, 12304 Phnom Penh
[m]:(855-16) 777 792
[m]:(855-12) 252 592

HENG ASIA

[a]: ...#22, St. 245, 12305, Phnom Penh
[t]:(855-23) 218 995-7
[f]:(855-23) 218 339
[e]:hengasiahp@yahoo.com
[w]:www.hengasia.com

HENG NGUON CO., LTD.

[a]: #6-7, St. 614, 12152 Phnom Penh
[t]:(855-23) 882 593
[f]:(855-23) 882 953
[e]:heng_nguon9@yahoo.com
[w]:www.hengnguon.com

Heng Lim Stainless Steel Trading

[a]: #167A, St. 217, 12304 Phnom Penh
[m]:(855-16) 777 792
[m]:(855-12) 252 592

Heng Sreng Hong Import Export Co., Ltd.

[a]: ...#244, St.245, 12352 Phnom Penh
[t]:(855-23) 225 777
[f]:(855-23) 226 777
[e]:cambodiaglass@hengsrenghong.com
[w]:www.hengsrenghong.com

Hoang Long Mekong Group

[a]:#10E1, St.296, Phnom Penh
[t]:(855-23) 6383 789
[e]:hoanglongmekongpic@gmail.com
[w]:www.hoanglonggroup.com

Home Rachana

[a]: ...#191, Mao Se Tong Blvd. Phnom Penh
[t]:(855-23) 222 363
[m]:(855-15) 828 282
[e]:info@homerachana.com
[w]:www.homerachana.com

Home Decor Center Co., Ltd.

[a]:#153B-155C, St.245, Phnom Penh
[t]:(855-23) 219 670-2
[f]:(855-23) 994 577-8
[e]:homedecorcenter@everyday.com.kh
[w]:www.homedecorcenter.com.kh

Hout Chhay Construction Materials

[a]:#48-50Eo, St.217, Phnom Penh
[t]:(855-23) 218 286
[m]:(855-23) 218 286
[e]:houtchhay@yahoo.com
[w]:www.houtchhay.com

HONGKONG FUJI ELEVATOR CO.,LTD

[a]: ...#10, St.105K, 12406, Phnom Penh
[m]:(855-23) 504 1 888/ 11 880 686
[m]:(855-89) 335 453/ 15 6666 82
[e]:kao.vothy@ngyheng.com.kh
[w]:www.ngyheng.com.kh

HSC HSC Co., Ltd

[a]: ...# 63, St. 315, S12152, Phnom Penh
[t]:(855-23) 885 027
[f]:(855-23) 212 796
[e]:info@hsc.com.kh
[w]:www.hsc.com.kh

Infratech (Cambodia) Co., Ltd.

[a]: ...#43B, St.271, 12307 Phnom Penh
[t]:(855-23) 997 118
[f]:(855-23) 997 127
[e]:c.narith@infratech.com
[w]:www.infratech.com

INOVAR (CAMBODIA) PTE LTD.

[a]: ...#149 AEo, St.245, 12308, Phnom Penh
[t]:(855-23) 222 336
[f]:(855-17) 391 188
[e]:francis@inovarfloor.com
[w]:www.inovarfloor.com

IPE (Cambodia) Pte., Ltd.

[a]: ...#0344, Hanoi St.1019, Phnom Penh
[t]:(855-23) 988 328
[f]:(855-23) 988 329
[e]:ipe.cambodia@yahoo.com

ISI STEEL CO., LTD.

[a]: ...#195-201, St. 217, 12156 Phnom Penh
[t]:(855-23) 881 188
[f]:(855-23) 885 318
[e]:sales@isisteel.com.kh
[w]:www.isisteel.com.kh

ITALIAN DECOR ART CO., LTD

[a]: ...#9A, St. 163, 12253, Phnom Penh
[m]:(855-17) 601 558
[f]:(855-16) 543 402
[e]:chhorvorn5@gmail.com
[w]:www.italiandecorart.blogspot.com

J C M NIPPON PRIVATE LTD

[a]: ...#51, St.271, 12307, Phnom Penh
[t]:(855-23) 211 854
[f]:(855-23) 214 067
[e]:kimseng.thai@jcmnippon.com
[w]:www.jcmnippon.com

JLM Jing Long Ma Global Co.,Ltd

[a]: ...Han Noi Road, Sq. Phnom Penh
Thmey, Kh. Sen Sok, Phnom Penh
[t]:(855-23) 6538 999
[t]:(855-95) 998 826
[e]:jilm@jinglongma.com
[w]:www.jinglongma.com

Jotun Cambodia Limited

[a]: ...#113, St.245, 12305 Phnom Penh
[t]:(855-23) 218 751
[f]:(855-23) 218 751
[e]:sovath.teng@jotun.com
[w]:www.jotun.com

KC MKK Co., Ltd.

[a]: #017-018, Sorla St.2004, Phnom Penh
[t]:(855-23) 882 016
[e]:info@khaouchuly.com
[w]:www.khaouchuly.com

KC Gecin Enterprises

[a]: ...#500, NR#2, 12354, Phnom Penh
[t]:(855-23) 360 288
[f]:(855-23) 994 618
[e]:kc_gecin@ymail.com
[w]:www.kc_gecin.com

Key Consultants (Cambodia) Ltd.
 [a]: PP Office Room 684, 12301, Phnom Penh
 [m]: (855-12) 825 512
 [f]: (855-23) 224 362
 [e]: kccambodia@yahoo.com

legrand
 [a]: #20b, St. 282, 12302, phnom Penh
 [m]: (855-16) 647 700
 [e]: office.cambodia@legrandelectric.com
 [w]: www.legrand.com

Khmer Nippon Construction Co., LTD
 [a]: # 13B, St. 290, 12308, Phnom Penh
 [t]: (855-23) 6921 772
 [m]: (855-12) 847 006
 [e]: ungareth@yahoo.com
 [w]: www.khmernippon.biz

KP Industries Co., Ltd
 [a]: #35, St.63/222, 12211, Phnom Penh
 [t]: (855-23) 882 016
 [f]: (855-23) 882 301
 [e]: info@khaouchuly.com
 [w]: www.khaouchuly.com

K SUPPLY CO., LTD.
 [a]: #A25-27, Russian Blvd, Sk Toeuk Thla, Kh. Sen Sok, Phnom Penh
 [t]: (855-23) 221 177
 [f]: (855-23) 219 087
 [e]: info@kpiholdings.com

KGL Construction Material Trading
 [a]: #138H, NR6A, 12112 Phnom Penh
 [m]: (855-12) 666 922
 [f]: (855-16) 666 908
 [e]: chamnanhay168@yahoo.com

KHL Co., Ltd.
 [a]: #313, St.271, 12306 Phnom Penh
 [t]: (855-23) 996 573
 [f]: (855-23) 996 573
 [e]: khl_ny@yahoo.com

Khi Hout Import & Distribute Con. Material
 [a]: #335A, St.245, 12153 Phnom Penh
 [t]: (855-23) 881 311
 [f]: (855-23) 881 314
 [e]: khi_hout@yahoo.com

Khmer Builder Enterprise
 [a]: #94D, St.432, 12311 Phnom Penh
 [t]: (855-23) 655 5633
 [m]: (855-16) 317 388
 [e]: chanra.pho@gmail.com
 [w]: www.khmerbuilder.com

KHMER GALADÉCOR CO., LTD
 [a]: #17 AE1, St. 306, 12302 Phnom Penh
 [t]: (855-23) 977 017
 [f]: (855-23) 978 018
 [e]: info@khmergaladecor.com
 [w]: www.khmergaladecor.com

Kim Hap Co., Ltd.
 [a]: #203, St.245, 12309 Phnom Penh
 [t]: (855-23) 221 860
 [f]: (855-23) 221 862
 [e]: kimhap@camnet.com.kh

KONG NUON GROUP
 [a]: #220, Road 182, 12153, Phnom Penh
 [t]: (855-23) 880 281
 [f]: (855-23) 880 525
 [e]: info@kongnuon.com
 [w]: www.kongnuon.com

KTM Co., Ltd.
 [a]: NR#4, Prey Chi Sak Village, Phnom Penh
 [t]: (855-23) 890 231
 [f]: (855-23) 890 151
 [e]: ktm@online.com.kh

Lay - Green Construction Company
 [a]: #89, St.289, 12152 Phnom Penh
 [t]: (855-23) 698 8555
 [m]: (855-12) 998 555
 [e]: sales@lay-green.com

L.M.D Group Distribution
 [a]: #4, Monireth St.217, Phnom Penh
 [t]: (855-23) 5555 218
 [m]: (855-17) 661 961
 [e]: lmd.group@gmail.com

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

LSH - Loh Seng Heng
 [a]: #223AEo, St.199, 12306 Phnom Penh
 [t]: (855-23) 993 099
 [f]: (855-23) 994 099
 [e]: lsh_algl@hotmail.com
 [w]: www.lohsengheng.com.kh

LSN-Loh Seng Ngoun Trading Co., Ltd.
 [a]: # 239, St. 182, 12157, Phnom Penh
 [t]: (855-23) 880 881
 [f]: (855-23) 880 451
 [e]: lsn-aluminium@hotmail.com

PEX PIPES PEX PIPES
 [a]: #A5-8 La Seine KOH Pich, Phnom Penh
 [t]: (855-888) 531 999
 [f]: (855-23) 999 168
 [e]: info@pexpipes.com
 [w]: www.pexpipes.com

MELCHERS C.MELCHERS GMBH & CO.KG(CAMBODIA).
 [a]: S.I. Build., 4rd Flr., No.93, Preah Sihanouk Blvd., Phnom Penh
 [t]: (855-23) 6 314 174
 [m]: (855-89) 333 727
 [e]: sydeat@melchers.com.hk
 [w]: www.melchers.com.kh

MAVIS DESIGN SDN BHD
 [a]: malaysia
 [t]: (603) 7845 3313
 [f]: (603) 7845 6313
 [e]: enquiry@mavis-brand.com
 [w]: www.mavis-brand.com

MENG LENG EAV CO., LTD.
 [a]: #123A-121D, St.245, 12304 Phnom Penh
 [t]: (855-23) 993 142
 [f]: (855-23) 215 514
 [e]: menglengsav@mle-trading.com
 [w]: www.mle-trading.com

MK Steel Pte Ltd
 [a]: #155, NR3, Phnom Penh
 [t]: (855-23) 6351 151
 [m]: (855-12) 811 634
 [e]: mkhuh@mksteel.com.sg

MULTICO MS (CAMBODIA) CO., LTD
 [a]: #168, National Road 6A, 12110, Phnom Penh
 [t]: (855-23) 432 130
 [f]: (855-23) 432 348
 [e]: info@mmcs.multicoasia.com
 [w]: www.fb.com/cambodia.equipment

SCG NAWAPLASTIC (CAMBODIA) CO., LTD.
 [a]: Prey Speu Vill. 12405 Phnom Penh
 [t]: (855-23) 882 072
 [e]: scgpipecambodia@nawaplastic.com
 [w]: www.nawaplastic.com

NCS GLOBAL COATING (CAMBODIA) CO., LTD.
 [a]: #168KA, St.598, 12105, Phnom Penh
 [t]: (855-23) 990 317
 [e]: sales@ncs-cambodia.com
 [w]: www.mascoat.com
 [w]: www.hempel.com

NOREA-HEALTHY HOME
 [a]: #H5, Center Market, Siem Reap
 [t]: (855-98) 75 3333
 [f]: (855-17) 589 763
 [e]: thany.katerine@norea-rajana.com

OCEAN COOLING TOWER SDN. BHD.
 [a]: 15-1, Jalan 9/23E, Taman Danau Kota, Setapak, 53300 Kuala Lumpur, West Malaysia
 [m]: (603)41436263/41426263
 [f]: 603 - 4143 6870
 [e]: thomas@oceancoolingtower.com
 [w]: www.oceancoolingtower.com

OMURA Concrete Co., Ltd.
 [a]: 3rd Floor Phnom Penh Tower, #445, St.93, 12211, Phnom Penh
 [t]: (855-23) 964 250
 [e]: info@omura-cambodia.com
 [w]: www.omura-cambodia.com

ONE MARKETING (CAMBODIA) CO., LTD
 [a]: # 70B, St. 288, 12303, Phnom Penh
 [t]: (855-23) 213 118
 [f]: (855-23) 213 218
 [e]: zhun84@yahoo.com
 [w]: www.1marketing.biz

Oil & Gas Equipment Supply Co., Ltd
 [a]: #69D, St. 360, 12304 Phnom Penh
 [t]: (855-23) 215 450
 [e]: info@ogescambodia.com
 [w]: www.ogescambodia.com

PCG CO-OPERATION CO., LTD
 [a]: # 315 St.110 & St.93, 12202, Phnom Penh
 [m]: (855-17) 453 992
 [f]: 662 717-0032
 [e]: heludom@yahoo.com
 [w]: www.pcgco-o.com

PEB Steel Building Co., Ltd.
 [a]: #J-06,Jade St., 12306, Phnom Penh
 [t]: (855-23) 67 88 679
 [m]: (855-16) 851 828
 [e]: thi@pebsteel.com.vn
 [w]: www.pebsteel.com.kh

P. K LIGHT BLOCK CO.,LTD
 [a]: #05, 12201 Phnom Penh
 [m]: (855-11) 440 808
 [f]: (855-87) 440 808
 [e]: kyheang12@gmail.com

PHNOM PENH PRECAST PLANTS
 [a]: #43-44, NR. 5, 12104 Phnom Penh
 [t]: (855-23) 901 999
 [e]: info@phnompenhprecast.com
 [w]: www.phnompenhprecast.com

POTAIN Manitowoc Cranes
 [a]: 13 Pioneer Sector 1, Singapore 628424
 [t]: (65) 6264 1188
 [e]: enquiry.APAC@manitowoc.com
 [w]: www.manitowoccranes.com

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

RTD ENTERPRISE PTE LTD.
 [a]: #2251-2252, St. 1987, 12101 Phnom Penh
 [t]: (855-23) 883 005
 [m]: (855-16) 725 550
 [e]: info@rtdcambodia.com
 [w]: www.rtdcambodia.com

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

BOSCH ROBERT BOSCH (CAMBODIA) CO., LTD
 [a]: #24, VTrust Tower 8th Floor, 12253, Phnom Penh
 [t]: (855-23) 900 685
 [f]: (855-12) 622 827
 [e]: andre.dejong@bosch.com
 [w]: www.bosch.com.kh

SCG SCG TRADING (CAMBODIA) CO., LTD.
 [a]: #100, NR#2, 12354 Phnom Penh
 [t]: (855-23) 990 401-5
 [e]: sctcambodia@camshin.net
 [w]: www.scttrading.com

SOKEA GARDEN
 [a]: #177, St.598, 12101 Phnom Penh
 [m]: Khmer (855-15) 95 20 68
 [f]: English (855-89) 20 77 89
 [e]: sokeagarden@gmail.com
 [w]: www.sokeagarden.com

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

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

STAR COATING SOLUTION CO.,LTD
 [a]: #211, St Monireth 12160 Phnom Penh
 [t]: (855-23) 99 68 98
 [e]: admin@scs.com.kh
 [w]: www.scs.com.kh

SMART-ACON TRADING CO.,LTD
 [a]: # 658B, St. 271, 12307, Phnom Penh
 [m]: (855-12) 812 841
 [t]: (855-23) 950 338
 [e]: meng@smart-acon.com
 [w]: www.smart-acon.com

SOKUN WINDOWS
 [a]: # 1404, St. 1992, 12101 Phnom Penh
 [t]: (855-97) 5475 599
 [e]: info@sokunwindows.com
 [w]: www.sokunwindows.com

SOMA TRADING COMPANY LIMITED
 [a]: 290, St.93, 12211 Phnom Penh
 [t]: (855-23) 432 448
 [e]: cast.cambodia@castlab.com.sg
 [w]: www.castlab.com.sg

SCHWING STETTER (INDIA) PVT LTD
 [a]: F71-72, SIPCOT Industrial Pak, Sriperumpudur Taluk, Tamil Nadu-602117,India
 [t]: (91-44) 7137 8100
 [e]: info@schwingstetterindia.com
 [w]: www.schwingstetterindia.com

TOA Paint (Cambodia) Co., Ltd.
 [a]: #12E, St.National No3, 12405, Phnom Penh
 [t]: (855-23) 636 5959 / 010 885 577
 [w]: www.toagroup.com

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

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

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

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

TK GENERATION CO., LTD.
 [a]:.....#B3, 1st Road (Borey Villa Tou Sangke), 12105 Phnom Penh
 [t]:.....(855-23) 65 17 817
 [e]:.....tkgeneration.sales@gmail.com

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

T-RO CONSTRUCTION CO., LTD.
 [a]:.....#281, St. Preysar, 12400, Phnom Penh
 [m]:.....(855-17) 999 007
 [t]:.....(855-12) 236 555
 [e]:.....info@troconstruction.com
 [w]:.....www.troconstruction.com

UMG UNITED MERCURY GROUP
 [a]:.....#48, NR4, 12405, Phnom Penh
 [t]:.....(855-23) 729 217
 [f]:.....(855-23) 729 219
 [e]:.....umg@umg.com.kh
 [w]:.....www.umg.com.kh

UPG (CAMBODIA) CO., LTD.
 [a]:.....#48, NR4, 12405, Phnom Penh
 [t]:.....(855-23) 729 217
 [f]:.....(855-23) 729 219
 [e]:.....umg@umg.com.kh
 [w]:.....www.umg.com.kh

Vattanac Transformers Supply Co., Ltd
 [a]:.....22A, St.616, 12152 Phnom Penh
 [t]:.....(855-17) 666 067
 [e]:.....socheat.ny@vtstrading.com

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

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

VOOLIM COMPANY LIMITED
 [a]:.....#8, St. 1928, Borey Piphup Thmey, 12101 Phnom Penh
 [t]:.....(855-23) 65 66 888
 [e]:.....admin@voolim.net

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

WIKI TRADE COMPANY LTD.
 [a]:#857 St.Russian Fed, 12102 Phnom Penh
 [t]:.....(855-23) 887 168
 [f]:.....(855-23) 883 786
 [e]:.....info@wikitrade.com.kh
 [w]:.....www.wikitrade.com.kh

WURTH WUERTH (CAMBODIA) LTD.
 [a]:.....#164, St. 598, 12101, Phnom Penh
 [t]:.....(855-23) 23 885 171
 [f]:.....(855-23) 23 880 697
 [e]:.....info@wuerth.com.kh
 [w]:.....www.wuerth.com.kh

TY YUN-YANG FIRE SAFETY EQUIPMENT (TTY)
 [a]:.....11-4, Wanjin Rd., Dashe Dist., Kaohsiung City 815, Taiwan (R.O.C.)
 [t]:.....(886-7) 3551234
 [f]:.....(886-7) 3550022
 [e]:.....ty.intl@yun-yang.com.tw
 [w]:.....www.yun-yang.com.tw

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

Insurance Companies Listing

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

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

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

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

Trade and Service Listing

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

BISHO INTERNATIONAL ENGINEERING CO.,LTD
 [a]: #113, (Parkway Square) 2nd floor, Unit 2F11, Moa TSe Toung, 12308 Phnom Penh
 [m]:.....(855-93) 932 999
 [t]:.....(855-23) 639 3996
 [e]:.....bishocambo@gmail.com

CAST LABORATORIES PTE LTD.
 [a]:.....# F11, NR.6, Borey Grand, 12110 Phnom Penh
 [t]:.....(855-23) 432 448
 [e]:.....cast.cambodia@castlab.com.sg
 [w]:.....www.castlab.com.sg

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

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

P2CD TRADING GROUP
 [a]:.....#6A, St. 292 12312, Phnom Penh
 [t]:.....(855-23) 6 350 530
 [m]:.....(855-16) 65 65 66
 [e]:.....gio@p2cd.com
 [w]:.....www.p2cd.com

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

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

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

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

SEA TOP LOGISTICS (CAMBODIA) CO., LTD.
 [a]: #10, St. 109, 12252 Phnom Penh
 [t]:.....(855-81) 888 865
 [e]:.....info@seatop.com.kh
 [w]:.....www.seatophk.com

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

SOIL TESTING LABORATORY CO., LTD
 [a]:.....#368 St. Betong, Phum Trapeang Chhouk, 12102 Phnom Penh, Cambodia.
 [m]:.....(855-16) 834 034
 [t]:.....(855-12) 527 279
 [e]:.....stl368@yahoo.com
 [w]:.....www.stl-cam.com.kh

WorldBridge Secure Logistics Co., Ltd.
 [a]: S Hong Kong Center, 1st Floor, Room 101B, 12207 Phnom Penh
 [t]:.....(855-23) 5555 330
 [m]:.....(855-23) 224 453
 [e]:.....k.phanna@worldbridge.com.kh
 [w]:.....www.worldbridge.com.kh

Real Estate Company Listing

Asia Real Estate (Cambodia) Co., Ltd.
 [a]: #B52-54, St. 199, 12306 Phnom Penh
 [t]:.....(855-23) 210 970
 [e]:.....info@arc.com.kh
 [w]:.....www.arc.com.kh

Angkor21 Property
 [a]: Phnom Penh Center, Bld A, Room 221, 101B, 12207 Phnom Penh
 [m]:.....(855-70) 6666 22
 [e]:.....angkor21property@gmail.com
 [w]:.....www.angkor21.com

ANNACAM PARTNERS CO., LTD.
 [a]: SunCity, # 255, St. 51, Corner of St.370, 12306 Phnom Penh
 [m]:.....(855-12) 215 240
 [t]:.....(855-12) 833 290
 [e]:.....anna@annacampartners.com
 [w]:.....www.investment-cambodia.asia

BONNAREALTY GROUP
 [a]: #126, St. Norodom Blv, 12301, Phnom Penh
 [t]:.....(855-23) 216 556
 [f]:.....(855-23) 993 392
 [e]:.....info@bonnarealty.com.kh
 [w]:.....www.bonnarealty.com.kh

Cambodia Valuers and Estate Agents Association
 [a]:.....#20B, St.294, 12301 Phnom Penh
 [t]:.....(855-23) 6324 834
 [e]:.....info@cvea.org.kh
 [w]:.....www.cvea.org.kh

CB Richard Ellis (Cambodia) Co., Ltd
 [a]:.....#495, St. 93, 12258 Phnom Penh
 [t]:.....(855-23) 964 099
 [f]:.....(855-23) 964 088
 [e]:.....cambodia@cbre.com
 [w]:.....www.cbre.com.kh

CENTURY 21 CAMBODIA
 [a]:.....#113, St.245, 12308 Phnom Penh
 [t]:.....(855-23) 966 711
 [e]:.....info@century21.com.kh
 [w]:.....www.century21.com.kh

CPL
 [a]:.....#20B, St.294, 12301 Phnom Penh
 [t]:.....(855-23) 213 666
 [f]:.....(855-23) 220 239
 [e]:.....info@cplagent.com
 [w]:.....www.cplagent.com

Cambodia Trust Real Estate Co., Ltd.
 [a]:.....#35, National Road2, 12353 Phnom Penh
 [m]:.....(855-12) 840 187
 [t]:.....(855-16) 840 187
 [e]:.....info@trust-realestate.com
 [w]:.....www.trust-realestate.com

Cubic Real Estate Co., Ltd.
 [a]: #338, St. 110, 12102 Phnom Penh
 [m]: (855-17) 676 862
 [e]: (855-16) 639 017
 [w]: www.realestate-service.com

FAIR GO REALTY (CAMBODIA) CO., LTD.
 [a]: #166, Preah Norodom Blvd (41), B Ray Tower, 9th Floor, 12301 Phnom Penh
 [m]: (855-89) 597 410
 [e]: hiroakihasagawa1202@gmail.com

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

Khmer Real Estate Co., Ltd
 [a]: #736Eo, Kampuchea Krom St.128, SK. 12154, Phnom Penh
 [t]: (855-23) 884 887
 [f]: (855-23) 630 6630
 [e]: kim@khmerrealestate.com.kh
 [w]: www.khmerrealestate.com

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

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

NEW CONSOLIDATED MAX WORLD (CAMBODIA) CO.,LTD
 [a]: Angkor Specialized Bank (4Floor), 12301 Phnom Penh
 [t]: (855-23) 727 077
 [e]: laurence@ncmaxworld.com

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

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

Developer, Service Office and Apartment Listing

7NG Group Co., Ltd.
 [a]: # 124, Sothearos (St. 3), 12301, Phnom Penh
 [m]: (855-12) 555 1334
 [w]: www.7nggroup.com.kh

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

Booyoung Khmer Co., Ltd.
 [a]: # 86-88, St. 41, Phnom Penh
 [m]: (855-12) 827 535
 [w]: (855-17) 300 168

Borey Peng Huot
 [a]: #266, St.598, Kh. Sen Sok, Phnom Penh
 [m]: (855-17) 596 789
 [e]: sales@penghouth.com
 [w]: www.boreypenghuoth.com

Borey Phnom Penh Thmey
 [a]: #6, St.1986, 12101 Phnom Penh
 [m]: (855-17) 596 789
 [e]: sales@penghouth.com
 [w]: www.boreypenghuoth.com

BOREY SEN SOK
 [a]: St 598, 12101 Phnom Penh
 [t]: (855-23) 6688 688
 [e]: info@sensoktown.com
 [w]: www.sensoktown.com

CASA MERIDIAN
 [a]: Diamond Island, 12301, Phnom Penh
 [t]: (855-23) 6666 998/116
 [m]: (855-17) 520 567
 [e]: jeff@mdhk-property.com

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

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

Chip Mong Land Co., Ltd.
 [a]: #137B, St. 245, 12304, Phnom Penh
 [t]: (855-23) 218 060/61
 [f]: (855-23) 210 155
 [e]: info@chipmonggroup.com
 [w]: www.chipmonggroup.com

CREED ASIA (CAMBODIA) CO., LTD.
 [a]: Headoffice: 17F, Phnom Penh Tower, #445, Monivong Blvd, 12258 Phnom Penh
 [t]: (855-23) 23 964 016
 [e]: info.cambodia@creed-group.com
 [w]: www.creed-group.com

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

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

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

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

PHNOM PENH CITY CENTER
 [a]: 12201 Phnom Penh
 [t]: (855-23) 888 808
 [m]: (855-16) 683 363
 [e]: info@hrcambodia.com
 [w]: www.ppc.com.kh

The Penthouse Residence
 [a]: #20B, St.294, 12301 Phnom Penh
 [t]: (855-23) 210 666
 [m]: (855-85) 570 570
 [e]: info@thepenthouse.com
 [w]: www.thepenthouse.com

THE RIVER CENTER CITY CO., LTD
 [a]: # 42, St. 199, 12308 Phnom Penh
 [m]: (855-78)85879098 870 888
 [e]: (855-97) 9 870 888
 [w]: rcc.info@tkgroups.com
 www.rivercenter.com.kh

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

SL HI-TECH CO., LTD
 [a]: St.1, Phum Beung Chhok, 12357, Phnom Penh
 [m]: (855-12) 760 077
 [e]: borey@hitech.com.kh
 [w]: www.boreyhitech.com

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

Hyundai Amco Cambodia Co., Ltd.
 [a]: # 445, (St. 93), 12258 Phnom Penh
 [t]: (855-23) 964 004 - 9
 [e]: phnompenhtower@amcocambodia.com

ISL MODERN APARTMENT & HOTEL
 [a]: #71, St. 313, 12301, 12152 Phnom Penh
 [t]: (855-23) 6891 472
 [e]: isl.apartment@gmail.com
 [w]: www.islapartmentandhotel.com

Koh Puos (Cambodia) Investment Group
 [a]: #063, St. Ekareach, Sk. 4, Sihanoukville
 [t]: (855-34) 934 234
 [e]: office@kohpuos.com
 [w]: www.kohpuos.com

L.Y.P Group Co., Ltd.
 [a]: #205-209, Mao Tse Tong Blvd., Sk. Toul Svay Prey, Phnom Penh
 [t]: (855-23) 880 598
 [e]: lyp@lypgroup.com
 [w]: www.lypgroup.com

Ly Hour Investment Co., Ltd.
 [a]: #243-244, St.598, Phnom Penh,
 [m]: (855-17) 666 668
 [m]: (855-15) 936 888
 [e]: phallasim@yahoo.com

L.C.P.P RESIDENCE CO., LTD.
 [a]: #115, St. 292, 12312 Phnom Penh
 [t]: (855-23) 6737 888
 [f]: (855-23) 6737 999
 [e]: sales@lcpp-residence.com
 [w]: www.lcpp-residence.com

MEKONG PHNOM PENH DEVELOPMENT CORPORATION LTD.
 [a]: #197, St. 245, 12309 Phnom Penh
 [t]: (855-77) 883 283
 [e]: sales@themekongroyal.com

MEANCHHEY INTERNATIONAL INVESTMENT CO.,LTD
 [a]: # 90, Nation Road. 2, 12353 Phnom Penh
 [t]: (855-23) 595 595
 [e]: info@borey999.com
 [w]: www.borey999.com

ORKIDE VILLA
 [a]: #.71, St.2004, 12258 Phnom Penh
 [t]: (855-88) 5388 888
 [e]: info@orkidevilla.com
 [w]: www.orkidevilla.com

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

STAR5 DEVELOPER PVT LTD.
 [a]: No. 124, St. 3, 12301 Phnom Penh
 [t]: (855-23) 6224 555
 [e]: info@star5developers.com
 [w]: www.star5developers.com

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

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

Phnom Penh Special Economic Zone
 [a]: NR4, Kh. Posenchey, Phnom Penh
 [t]: (855-23) 729 798
 [e]: sale@ppsez.com
 [w]: www.ppsez.com

Regus Business Center (Cambodia) Co., Ltd.
 [a]: #315 (Canadia Tower F-18), Preah Monivong (St. 93), 12202, Phnom Penh.
 [t]: (855-23) 962 339
 [w]: www.regus.com.kh

Rose Garden
 [a]: #252, Preah Norodom Blvd (41), 12301 Phnom Penh.
 [t]: (855-23) 727 201
 [e]: st.lay119@gmail.com

Shukaku Inc.
 [a]: Sk. Sras Chak, Kh. Daun Penh, Phnom Penh
 [t]: (855-23) 888 808
 [f]: (855-23) 888 808
 [e]: information@shukaku-inc.com

SKYLAR MERIDIAN INTERNATIONAL HOLDING (CAMBODIA) CO.,LTD.
 [a]: Diamond Island, 12301, Phnom Penh
 [t]: (855-23) 900 979
 [f]: (855-23) 6666 998
 [e]: d.sy@meridian-international-holding.com
 [w]: www.skylarmeridian.com

Starts (Cambodia) Corporation
 [a]: #313, Preah Sisowath Quay, Hotel Cambodiana, Suite 100, Phnom Penh
 [t]: (855-23) 966 800
 [f]: (855-23) 866 700
 [e]: pp@startscambodia.com
 [w]: www.startscambodia.com

Regus Business Center (Cambodia) Co., Ltd.
 [a]: # 315 (Canadia Tower F-18), Preah Monivong (St. 93), 12202, Phnom Penh
 [t]: (855-23) 962 339
 [w]: www.regus.com.kh

Vattanac Properties
 [a]: (St. 93), Daun Penh, Phnom Penh
 [t]: (855-81) 828 827
 [e]: cambodia@cbre.com
 [w]: www.vattanaccapital.com

STAND-ALONE VOICE ALARM DETECTOR



Photoelectric
Smoke Detector

YDS-H02



Fixed Heat
Detector

YDT-H02

Long battery life
up to 10 years
(Lithium battery of
Panasonic)

Without wiring:
ease of using and
installation
(Can be install wall-
mount)

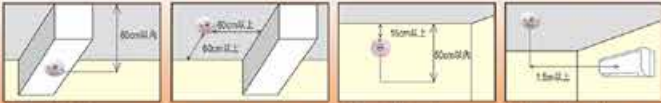
Equipped 360°
blinking LED to
indicate fire alert

Model	YDS-H02	YDT-H02
Function	Smoke Detector	Heat Detector
Working Smoke / Temperature	Working Smoke 15%	Working Temperature 65°C
Battery	DC3V / 1300 mAh Lithium Battery	
Sound Output	Above 80db	
Ambient Temperature	0°C-50°C	
Material	Flame retardant ABS enclosure	
Dimensions	102 (Dia.) x 43 (H) mm	
Weight	Approx. 135g	Approx. 113g

EN/CN Voice Alarm Evacuation
After LED flashes 3 times,
will continuous "FIRE" notifications.
Fault: Continuous "ERROR" notifications
in case of fault.

Automatically test function
Low voltage: below 2.55V, every 88s
continuous "SIREN" notifications

Note: in order to detect the fire early, the device must install avoid corner and follow below rule:



1. Install at beam, distance of the detector must set within 50cm from the ceiling.
2. Install at ceiling the detector must keep the distance from the wall or beam over 60cm, and install in the center of the room.
3. Install at wall must set over 15cm and within 50cm from the ceiling.
4. Install at ceiling must keep the distance from the air condition to avoid the airflow effect the detector.

Conventional Fire Alarm Control Panel



- Features**
- Integrated Circuit Indicators
 - Voltage Abnormal Indicator
 - Two-stage Alarm Delay
 - Dust Proof Switch
 - Flame retardant ABS Enclosure

- Features**
- Multi Function Display LCD
 - Built-in Emergency Voice Alarm Broadcasting
 - Speaker Overload and Battery Protection Features
 - Built-in USB/SD/AUX/FM Automatically Playback
 - Built-in IR Remote Features
 - Emergency Power Supply Unit (Optional)

Detectors & Other Accessories



YDS-S01E Photoelectric Smoke Detector

Introduction

The detector adopts the photoelectric detection principle where, in the event of fire, smoke particles enter labyrinth where light that strikes the particles is scattered and amplified by a photoelectric receiving component. When the smoke concentration exceeds the preset warning level, the alarm will sound. This provides a sensitive, rapid, and accurate detection of fires.

Feature

To prevent the ingestion of dusts, insects, and other foreign bodies, triggering false alarm.

Photoelectric detection component, rapidly detects high smoke concentrations and triggers the alarm with excellent stability.

High sensitivity. Not easily interfered. To emit light at 360° beam angle for all over illumination with no blind spots.

A green indicator light represents proper standby mode.

Easily maintained and reusable.

Neutral line circuit.



Specifications

Standard	EN 54-7
Operating Concentration	15%, less than 30 seconds
Operating Current	DC24V 25mA
Standby Current	DC24V /35µA
Weight	±110 g
Size	100.95 x 45.84 (H) mm
Operating environment	Temp.: 0°C to +50°C
Relative Humidity	0 to 95%

Yun-Yang Fire Safety Equipment is a very well-known company recognized duo to our high Quality of products and service in Domestic, Southeast Asian and Middle East countries.

Our Company regards the public demand for safety as our own and commits to design and manufacturing of fire alarm control panel, integrated voice evacuation systems, PA speakers and fire detectors. Also we can say that our system installation is faster and easier. We focus on quality and after-sales services, and offer technical training!

Getting touch with us at :

tyy.intl@yun-yang.com.tw

TEL: +886-7-3551234

FAX: +886-7-3550022

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SIEM REAP BRANCH

No 202, National Route No 6, Salakanseng Village
 Tel: (855) 63 963 264 / Fax: (855) 63 963 364
 E-mail: ckadmin_sr@comin.com.kh





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Blue Tourmaline



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Nº. 857, RUSSIAN FEDERATION BLVD., SANGKAT TEUK TLA,
KHAN SEN SOK, PHNOM PENH, CAMBODIA.

E-mail: info@wikitrade.com.kh