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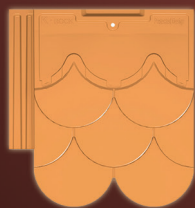
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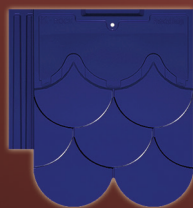


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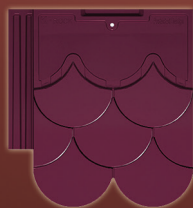
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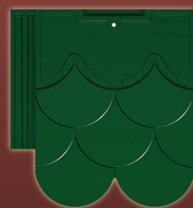
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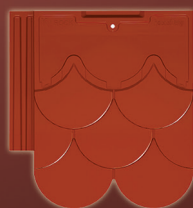
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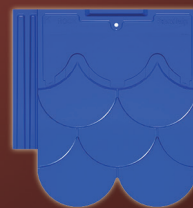
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Message from the  
*CHAIRMAN of the  
Cambodia Constructors Association (CCA)*



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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# Contents

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## FOR ADVERTISING

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### CONSTRUCTION FOCUS

- 22 Construction Focus - International & Local in Brief
- 25 Cambodia's economy driven by strong growth in construction
- 27 Siem Reap to welcome US\$70m Cambodia-China cultural and creative park
- 29 More steel plants approved in Cambodia
- 32 uPVC manufacturer UPG promotes Cambodia-made products
- 34 Bentley Systems announces finalists in the Year in Infrastructure 2018 Awards...
- 36 Concessional loan agreement for Ring Road No.3 signed
- 38 Aluminium China attracts more than 20,000 visitors 2018
- 40 Cambodia made roof tile "Krock" goes international
- 41 Kampot deep seaport plans put China's rising role in perspective
- 42 Modernises building construction in Vietnam
- 45 BMAM Expo Asia 2018, the key to integrated solutions for FM of the future
- 46 Deal signed for " The City Gate" commercial complex
- 48 Ground broken on ADB-backed Kampot International Port
- 50 Government decentralises issuance of small-scale construction permits
- 52 Introducing lighting sensors to the Cambodian construction industry
- 54 Cambodia's first productive oil field to begin production by late 2019
- 56 Phnom Penh Municipality Diary: July - August 2018
- 58 MLMUPC Diary: July - August 2018

### ASSOCIATION FOCUS

- 62 CCA supports labour advisory council
- 63 CCA delegate attends grand opening of DIFA market
- 64 CCA predicts positive growth for construction industry in H2 2018

### PROPERTY FOCUS

- 66 Property Focus - International & Local in Brief
- 67 real estate market remains robust in Q2
- 69 Chinese developer announces 10 year, US\$6bn master plan in Cambodia
- 71 Credit for construction and real estate sectors remains robust
- 72 Land price increases in Phnom Penh expected to continue through
- 78 Understanding recent developments in Stamp Duty Tax on property
- 80 Develop your own properties or invest in bulk properties
- 81 How convenience stores and minimarts shape retail markets
- 82 TAX on real estate of Cambodia

### CLASSIFICATIONS

- 84 Events - Local & international
- 88 Listing- Property
- 92 Directory - Company with industry



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## From the PUBLISHER



2017 saw sustained growth in Cambodia’s construction and property industries following the advent of the ASEAN Economic Community. As a result of the AEC and economic growth, 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 34th Issue (July-August 2018), 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, ground has been broken on the international sea port backed by the ADB in Kampot while feasibility for a deep sea cargo port in the same area is being studied by the Chinese. We take a look at the stunning plans for the City Gate commercial complex set to be built on part of the Phnom Penh Autonomous Port and focus on the decentralisation of the issuance of small scale construction permits.

Our Association news section focuses on the CCA’s support for the new Labour Advisory Councils, the opening of the new Difa market and an analysis of the current strength of the construction market.

In Property news, we highlight the continuing robustness of the property market in the second quarter of 2018, the announcement by Prince Real Estate of their \$10bn, 6-year master plan and recent developments in property stamp duty taxation.

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 and wish them continuing success for the second half of 2018.

Sincerely Yours,  
MEAS Proeksa

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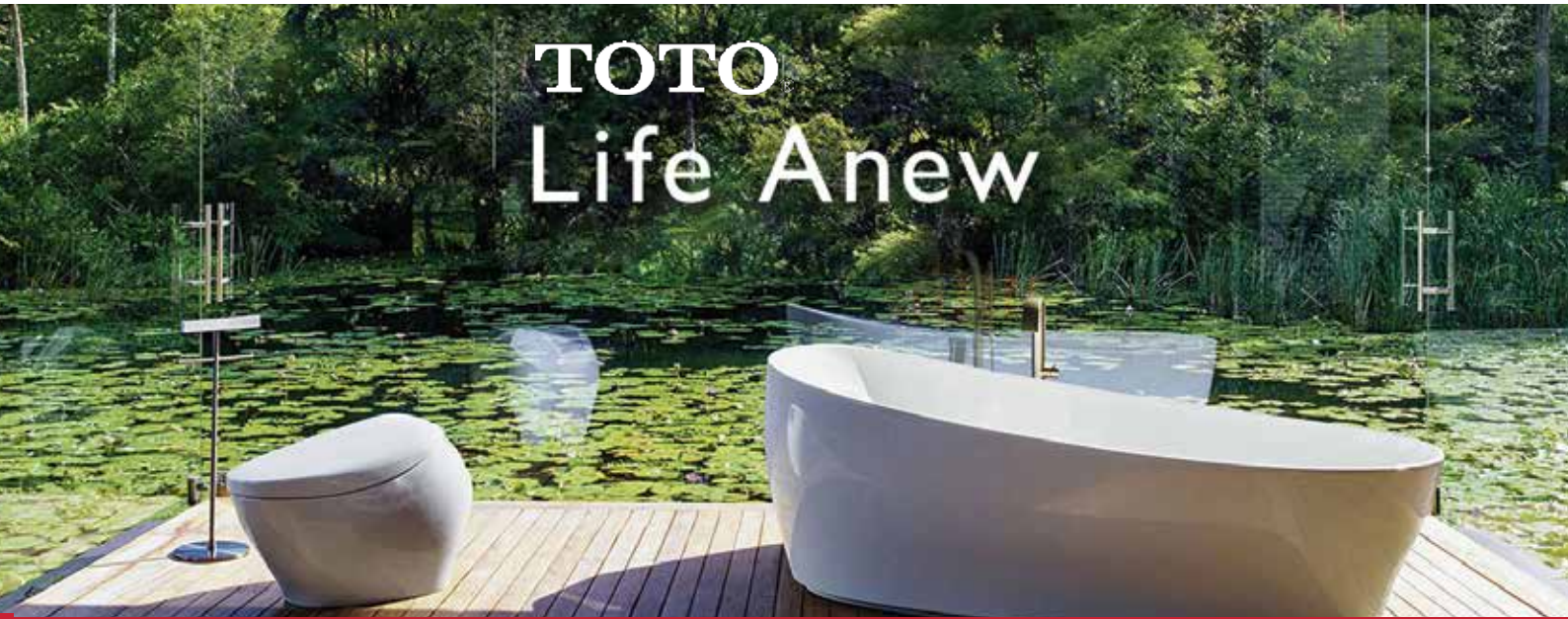


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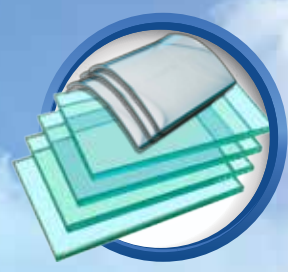
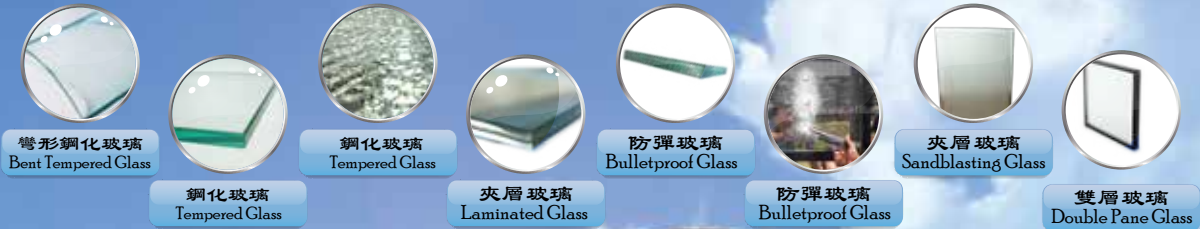
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# FOCUS

## Construction

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## US leads investment plan to counter China's Belt and Road

In a bid to compete with China's US\$1 trillion Belt and Road Initiative (BRI), the US has been joined by Japan and Australia to launch their own Asia-focused investment programme.

The initiative was announced in early August by US Secretary of State Mike Pompeo who told the Indo-Pacific Business Forum that US\$113 million of US government funds would be used on energy and infrastructure development as part of America's "Indo-Pacific Economic Vision". A new agency, the US International Development Finance Corporation (USIDFC), has been established to provide up to US\$60 billion in loans and guarantees to private investors.

The plan is designed to check China's growing influence in the region, particularly in the disputed South China Sea area, and allow the US leverage to make it "free and open". China however welcomed the move saying, "We hope these countries can offer some real money and real measures to improve regional connectivity and help with the development of countries in the region."



## After the deadly quake, Indonesians urge return to traditional building methods

After the collapse of modern concrete buildings was responsible for a high death toll and homelessness following the deadly earthquakes in Indonesia, many have called for a return to traditional construction methods using natural materials.

The Associated Press reported that 436 people died as a result of the 5 August earthquake on the island of Lombok, the majority after being trapped in concrete buildings. A further 350,000 are homeless with over 100,000 homes destroyed.

Indonesian houses have traditionally been built using materials such as bamboo or timber and most of those left standing after the quake was built with traditional materials and techniques. "It's our duty to learn more about carpentry, natural materials and local culture," Engineering

Professor Yulianto Prihatmaji told VOA. "Experiences in the past can be the answers for the future."

## Malaysian PM pulls the country back from infrastructure plans with China

Malaysian Prime Minister Mahathir Mohamad continues to indicate his plans to abandon the multi-billion dollar Chinese-sponsored infrastructure program agreed to by previous PM Najib Razak.

PM Mahathir has already suspended almost US\$25 billion of Chinese projects including the \$20 billion East Coast Rail Link and two huge petroleum pipeline projects.

His rationale that Malaysia can't afford such large-scale infrastructure projects is based on maintaining good relations with China while ensuring projects benefit Malaysia rather than China or Chinese companies. Under the pipeline contracts, Malaysia has already paid billions of dollars up front with only 14% of work complete. Mahathir's position is in part justified by the scale of the corruption scandal which has engulfed former PM Razak.





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Build for the Best



## US\$32 million cement factory announced for Sihanoukville Special Economic Zone

King Elephant Construction Material Industrial CO., Ltd recently announced their plan to invest US\$32.6 million to build a cement factory in the Sihanoukville Special Economic Zone in response to rising demand in the Cambodian market.

After an official meeting between the company representatives and the Sihanoukville Deputy Governor Chhin Seng Nguon on 6 August, the project is currently undergoing an Environmental Impact Assessment (EIA) study to guarantee that the factory will not affect the environment or society.

“We are open to all investment, especially Foreign Direct Investment (FDI), as this can help boost our country’s economy. However, all investors have to follow the laws and regulations of Cambodia,” said Mr Seng Nguon.



## Japan to inject over US\$1 billion to construct a huge safari park in Cambodia

In a bid to promote the country’s eco-tourism as well as preserve wildlife, the Royal Academy of Cambodia (RAC) has signed a memorandum of understanding (MoU) with Japanese firm BM Nature Safari Co., Ltd to create an eco-tourism park in Preah Vihear Province.

Signed in July 2018, the new project is located inside the Techo Sen Russey Treb Park of the Royal Academy of Cambodia, covering a 114-hectare area.

Under the agreement, the two parties will cooperate to study the master plan of creating the safari park and the management of the wildlife conservation, study the types of animals to be included in the park, and build a training centre for wildlife specialists and the park staff.

## Third coal power plant in Sihanoukville to start construction next year

The Cambodian government has given the green light to the construction plans for a two-unit coal-fired power plant in Sihanoukville Province worth more than US\$1 billion, according to H.E. Victor Jona, Director General of the General Department of Energy for the Ministry of Mines and Energy (MME).

H.E. Victor Jona confirmed that the two-unit coal-fired power plant proposed by Cambodia International Investment Development Group (CIIDG) has been approved and that construction will begin next year.

With an estimated investment of up to US\$1.2 billion, CIIDG will build the power plant with each unit having the capacity to generate 350 megawatts of electricity, for a total of 700 megawatts.

The investment project is under a concession scheme of build-operate-own (BOO) for 35 years. Construction is expected to finish by 2023.



# Cambodia's economy driven by strong growth in construction

As the Cambodian economy develops, generating and securing demand for investment remains an important priority. In recent years, the economy has grown at a rate of 7%, in part thanks to strong growth in the construction and real estate sectors.

According to the National Bank of Cambodia (NBC), the construction sector contributed up to 11.5% of the total share of the economy and is expected to continue to grow in the future.

"Cambodia's economy continued to grow steadily, especially in the fields of exports and tourism, with robust growth in construction and continued growth of the agricultural sector, which would make economic growth in 2018 viable high.", said H.E. Chea Chanto, Governor of NBC.

Indeed, according to the Council for the Development of Cambodia (CDC), the construction sector generated an average of about 219,000 new jobs for local people every year, as well as significant revenue. Over the past 5 years, the CDC has approved a total of 970 projects worth more than US\$23 billion, 35% of which have been infrastructure-related investments.

In addition, the CDC also reported that the government of Cambodia has also approved the establishment of 22 Special Economic Zones (SEZs) in Cambodia, bringing the total number of SEZs in Cambodia to 47.

The Ministry of Land Management and Urban Planning and Construction (MLMUPC) also reported on the positive contribution of the construction sector to the economy. In the first six months of 2018, the MLMUPC approved 1,643 construction projects worth around US\$2 billion covering an area of 5,352,422 square metres.

Among these construction projects, private investments from foreign countries accounted for 21 projects with an estimated investment capital of US\$394 million. The projects cover an area of 928,267 square metres.

While average Cambodians earn less than US\$5 per day, the construction sector significantly contributed in providing an average workers' income of between US\$400 to US\$2,500 every month, according to MLMUPC.



## Refurbishment of Chroy Changwar Bridge set to finish before schedule

The renovation of the Cambodia-Japan Friendship Bridge in Chroy Changva is set to finish before schedule, according to Mr. Chhim Phalla, Director of the Department of Roads for the Ministry of Public Works and Transport (MPWT).

Mr Phalla said that the project is 48% complete and it will finish before Khmer New Year in April, two months ahead of the set schedule.

Currently, the team has already installed the rail in the middle section of the bridge, laid the asphalt, painted the steel bridge, as well as building the bridge foundations.

The renovation project, which cost around US\$33 million, was undertaken with the full support from the Japanese government through its development agency Japan International Cooperation Agency (JICA).



## Chip Mong breaks ground on Sen Sok community mall

Chip Mong Retail, one of the Chip Mong Group's newest business subsidiaries, held a groundbreaking ceremony on 12 July for its Sen Sok Mall, a community mall in the fast-growing district of Sen Sok.

Located on a prime location along Oknha Mong Rithy Blvd and right in front of The Parkland Sen Sok, the Chip Mong Sen Sok Mall covers the total area of 40,000 square metres, and will offer a mix of different lifestyle brands, products, services, as well as a variety of dining and entertainment choices.

The mall is being built under the theme of a "Life in Colour" aiming to create positive experiences for the shoppers in the community.



According to a Chip Mong Group announcement, construction on the mall is expected to be finished in 2020.

## PM officially inaugurates Prek Pnov-Phnom Penh-Takmao water taxi

Prime Minister Samdech Hun Sen presided over the official launching ceremony of the water taxi from Prek Pnov to Takmao on 1 August, following the soft opening in April.

This is the first time ever for Cambodia to have the public water transport service in the capital. At this stage, there are four boats and five stations including Russei Keo, Psar Chas, Chaktomok, Chbar Ampov, and Takmao.

All stations are connected with bus stations for passengers' convenience for switching between land and water transport.

The service is available from 5.30am until 6.30pm and the ticket price is calculated by the distance, which is 320 Riel per kilometre.

Since the soft opening, there have been a total of 30,647 passengers using the boat service or equal to approximately 200 passengers per day.



# Siem Reap to Welcome US\$70 million Cambodia-China Cultural and Creative Park



China's Yunnan Cultural Industry Investment Holding Group has recently injected US\$70 million to build a Cambodia-China Cultural and Creative Park in the home of the famous Angkor temples in Siem Reap Province, Cambodia.

Located nearby the Sokha Siem Reap Hotel, the park is being built on a total of 3.3 hectares and will house a 1,500 seat "Smile of Angkor" theatre, a Zhou Dagan Museum, Chenla Cultural Corridor, Cambodia-China Cultural Exchange Centre, Cultural Creative Production Expo Centre, Catering Cultural Centre and so on.

According to the firm's announcement, the project broke ground on 19 July and is scheduled to open for the public in early 2020.

Director of the Siem Reap Consular Office of the Embassy of the People's Republic of China in Cambodia Liu Zhijie was quoted in *Xinhua* as saying that the park will not only provide a modern and new creative and cultural place for Cambodian people, but also play an active role in promoting cultural and artistic exchanges between China and Cambodia, and enhance the

traditional friendship between the people of the two countries.

Moreover, this project is also being built to celebrate the 60th anniversary of Cambodia-China diplomatic relations.

Thanks to the Belt and Road Initiative, Cambodia has recently attracted a huge number of Chinese to the kingdom. From January to May in 2018, Siem Reap received more than 500,000 Chinese tourists, which was a 27% increase year on year.



## Ground broken on Chom Chao flyover and underpass construction

Prime Minister Samdech Hun Sen presided over the groundbreaking ceremony for the Chom Chao flyover and underpass on the morning of 29 June, at the one of the most highly-congested areas in the capital Phnom Penh.

The US\$22 million project will be undertaken by the Overseas Cambodia Investment Corporation (OCIC) and will take a total of 30 months to complete. The whole structure comprises of five sections connecting several main roads together including Russian Boulevard, National Road No.3, Veng Sreng St., and National Road No.4.

After completion, the Chom Chao flyover will be the sixth flyover in the capital after Psar Dey Hoi, Kbal Thnal, Stueng Mean Chey, 7 Makara, and 5 Makara.



## Win-Win Memorial set to open in December

Cambodian peace symbol building, the “Win-Win Memorial”, is set to be inaugurated on the occasion of the 20th anniversary of the government’s win-win policy which will take place on 29 December.

The Win-Win Memorial is located in Chroy Changvar district (about 600 metres from Ly Yong Phat Roundabout), Phnom Penh. The construction of the memorial is more than 80% complete, while the sculptures related to historical events, especially during the time when the current government overthrew the Pol Pot regime in 1979, have been carved.

This memorial will also stock historical documents for the younger generation to research historical events especially during the time when Cambodia underwent a ruthless war which killed millions of lives.

The memorial covers an area of 8 hectares of land and construction started in 2016.



## Cambodia to have new Industrial Laboratory Centre by 2019

The Ministry of Industry and Handicraft held a ceremony to demolish an old factory on July 3, 2018, prior to using the plot to build an Industrial Laboratory Centre that will be recognised by the International Standard Organisation (ISO).

The new seven-storey building is located in Chhak Ong Re Leu area along National Road 2 and construction is expected to finish by the end of 2019.

With a new, modern laboratory centre, it is easier for the country to request assistance for necessary scientific equipment such as toxicity-testing equipment from partner countries like China, Japan, Korea and the EU, according to the minister.





## More steel plants approved in **Cambodia**

**A**s steel is the bedrock of industrial growth and economic development in Cambodia, the government has given the green light for steel investment projects across the country.

Recently, the Council for the Development of Cambodia (CDC) approved a request from Hai Sheng Steel Co., Ltd for their project to build a steel plant in Kampong Speu Province in response to the high demand for steel in the kingdom.

Located at Preah Nipean Commune, Kong Pisei District, Kampong Speu Province, the project will be built using a budget of US\$31.07 million. This new plant is expected to create more than 106 jobs for locals.

Meanwhile, another steel pipe plant in Sihanoukville worth around US\$1 million which was proposed by Robustahl Co., Ltd has also been approved. This new stainless steel tube factory will be located in the Sihanoukville Special Economic Zone, and the establishment of the factory will create at least 552 jobs.

Speaking at the Cambodia Steel Industry Forum last month, CEO and Chairman of ISI Group Kang Leng emphasised that the steel industry is indeed the bedrock of the industrial growth and economic development in Cambodia.

“Steel consumption demand in the market increases remarkably every year,” he said.

Indeed, some statistics, according to Mr Kang, show that the total value of steel imported into Cambodia accounted for a value of about US\$1 billion over the period of the last five years. China and Vietnam are the main raw material suppliers of ISI group.

However, “Cambodia is still very low compared to our ASEAN peers in term of steel consumption. There are plenty more opportunities for growth, hence more opportunities for further developing the steel industry in the nation,” Mr Kang explained.

While the steel industry continues to grow in Cambodia, more and more companies are looking for opportunities to invest in this sector.

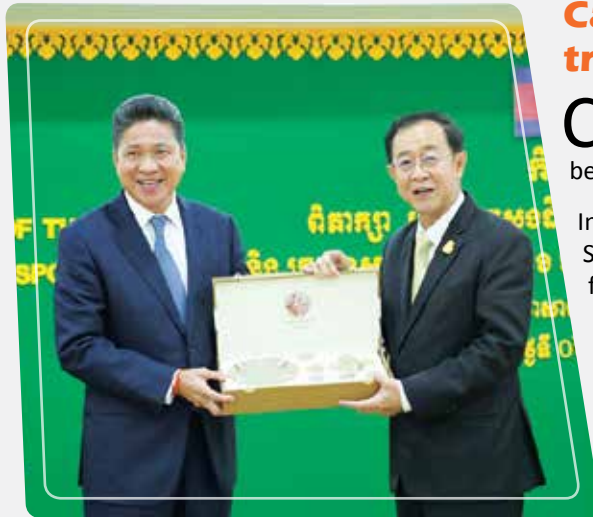
In fact, in early July, a group of representatives from Vietnam-based steel firm Hoa Phat paid a visit to Sihanoukville Governor H.E Yun Min to show their interest in investing in a steel factory in Sihanoukville. According to Mr. Chu Quang Vu, manager of Research & Development for steel firm Hoa Phat, the company hopes to build a US\$500 million steel factory with a capacity to produce between 1-2 million tons of steel every year and create more than 3,000 jobs.

## Ministry of Defence to construct a new administration building

The Cambodian Ministry of Defence has held a ceremony to mark the groundbreaking for the construction of a new administration building and meeting hall.

According to the ministry's Facebook page, spokesperson General Chhum Socheat said the new building is ten times larger than the old one which covers an area of 30,979 square metres and is expected to be finished within 36 months.

Comprising of seven floors (about 32 metres high), the new building is 28 metres wide, 191 metres long and has an underground parking lot. In addition, the building is divided into three sections, the east zone, middle zone and west zone.



## Cambodia and Thailand close to railway transportation agreement

Cambodia and Thailand are near to reaching a bilateral agreement on a Railway Transportation Agreement following a recent meeting between the two countries.

In July, Cambodia Minister for Public Works and Transport (MPWT) H.E Sun Chanthol and his counterpart Arkhom Termpittayapaisith met to finalise the draft agreement on the cooperation to transport goods and people by train through the shared Poipet border.

As a result of the meeting, the two parties agreed on three outstanding issues, while Thailand will speed up its internal procedures in order to be able to sign the agreement in the very near future.

Mr. Termpittayapaisith said that the official signing ceremony is expected to take place in the next few months.

Meanwhile, the two parties had also sent out their working groups to further negotiate the transport procedures and quantity of cargo, according to H.E Sun Chanthol.

## Labour Ministry establishes an advisory council on construction safety standards

The Ministry of Labour and Vocational Training (MLVT) on 16 July announced the establishment of an Advisory Council for Promoting Health and Safety Standard for Construction Sector aimed at ensuring the efficiency of the sector.

According to a six-page document dated 16 July 2018, the council comprises of 13 government representatives, 6 union representatives, 9 NGO representatives, and 6 representatives from employers.

Mr. Meas Proeksa, an Acting Vice Chairman of the Cambodian Constructors Association (CCA) expressed his optimism on the establishment of this council. "The council will help to reduce health problems as well as increase the work safety in the construction sector, especially for workers at the site," he said.





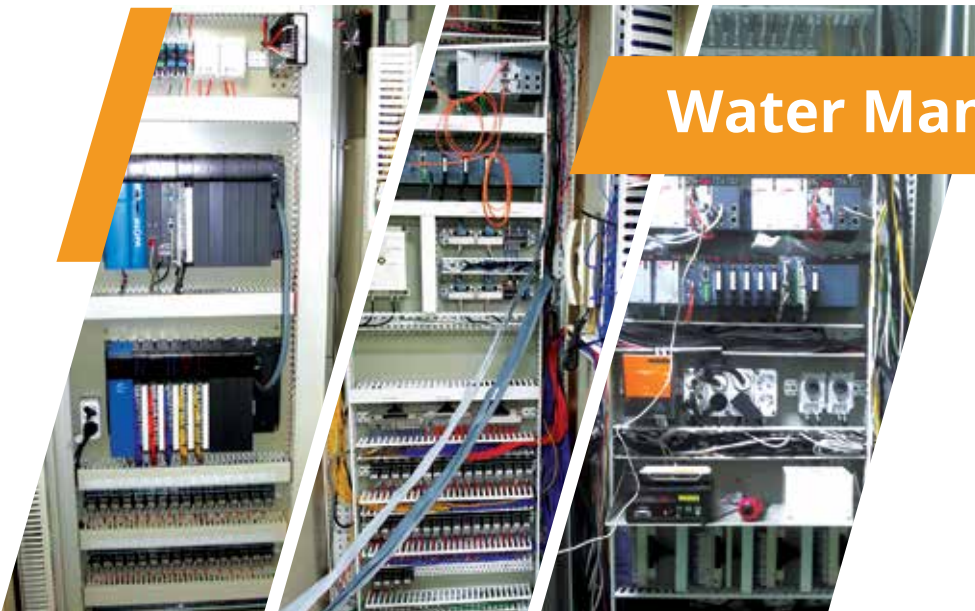


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# uPVC manufacturer UPG promotes Cambodia-made products

**T**he accreditation of product standards by ISO for UPG plastic pipe will help increase consumer confidence as well as contribute to the promotion of Cambodia-made products.

In an interview with *Construction & Property Magazine*, Mr. Chhun Chetna, Managing Director of UPG Pipe Co., Ltd., a specialised manufacturer of premium uPVC pipes, said that UPG’s product is the first and only Cambodia-made plastic pipe that is recognised by the International Organization for Standardization (ISO) under the 9001:2015 procedures.

Adding to that, UPG’s products are being recognised for their best quality and affordable price. Indeed, the essence of the existence of UPG Pipe is to promote made-in-Cambodia products and showcase Khmer products as a safe and higher-quality pipe and to abolish Cambodia’s perception among consumers who view Khmer products as inferior.

Meanwhile, UPG Pipe can compete with foreign imported products and the company provides a 100% guarantee on usage. The products have become more and more popular and gained great support from customers.

While being the largest producer of reliable, premium-grade

and high-performance plastic pipe in Cambodia, the company never stops improving the quality by always bringing the most-updated and advanced technology using competitive resources. In addition, the company is committed to continue innovating with new and better products with greater cost efficiencies as well as making it convenient to install the product and also providing the best sales services to satisfy its customers.

In fact, the effort to produce quality Cambodia-made products is in line with the government’s “Buy Khmer Products” campaign. “I wish to call on all people in Cambodia to promote Khmer products with the support and participation from all stakeholders, partners, producers, distributors, constructors, engineers, plumbers, especially Khmer people to tackle the negative reputation of local produce, as the quality of Khmer products endorsed by ISO is available there,” Mr. Chetna said.

Currently, UPG products are the best choice across many industries ranging from construction, plumbing, drainage systems, irrigation, electrical and telecommunications. Customers can find UPG’s products from dealers at a nearby location across the country’s 25 provinces.



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## Bentley Systems announces finalists in the Year in Infrastructure 2018 Awards program

**B**entley Systems, a leading global provider of comprehensive software solutions for advancing infrastructure, has announced the finalists in the Year in Infrastructure 2018 Awards program. The annual awards program honours the extraordinary work of Bentley users advancing infrastructure design, construction, and operations throughout the world. Twelve independent jury panels of distinguished industry experts selected the 57 finalists from 420 nominations submitted by more than 340 user organisations around the world.

The finalists will present their innovative projects to their peers, the jurors, industry thought leaders, and more than 130 members of the media as part of related infrastructure forums at Bentley's Year in Infrastructure 2018 Conference, to be held later this year, 15 October through 18, in London at the Hilton London Metropole.

Chris Barron, Bentley Systems' chief communications officer, said, "The Year in Infrastructure Conference is an ideal opportunity for infrastructure leaders from around the world to network with their peers, and learn about technologies and best practices to accelerate their organizations' digital advancement. As part of the conference, we are pleased to congratulate and acknowledge the awards program finalists for their excellent work, and to provide conference attendees with the chance to meet the finalists and watch their project presentations, which represent this year's most outstanding going digital advancements in infrastructure."

Since 2004, the Year in Infrastructure Awards program or formerly known as the Be Inspired Awards has showcased excellence and innovation in the design, construction, and operations of infrastructure projects around the world. The Year in Infrastructure Awards program is the only global competition of its kind, which encompasses all types of infrastructure

projects. The awards program is open to all users of Bentley software, and is adjudicated by independent panels of industry experts who select finalists for each category.

Bentley's Year in Infrastructure 2018 Conference is a global gathering of leading executives in the world of infrastructure design, construction, and operations. The conference features presentations, panel discussions, workshops, and demonstrations exploring the intersection of technology and business drivers, and how software technology is shaping the future of infrastructure project delivery and asset performance.

### **This year's conference will include:**

- Thought-provoking keynotes by industry leaders including Chair of National Infrastructure Commission for the UK, Sir John Armitt, and Chief Strategy Officer for Siemens AG, Dr. Horst J. Kayser
- Digital Advancement Academies—interactive half-day learning sessions led by subject matter experts in their areas of expertise including BIM advancement, construction, constructioneering, digital advancement research, process industries, and reality modeling
- Live technology presentations and panel discussions from Bentley's strategic partners – Microsoft, Siemens, and Topcon
- Opportunities for attendees to meet for one-on-one discussions with awards finalists
- Informative industry forums and panel discussions
- Year in Infrastructure Awards finalists' presentations on October 16 and 17
- Evening ceremony and gala featuring announcement of the Year in Infrastructure Awards winners on 18 October.

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# *Concrete Admixtures*



# Concessional loan agreement for Ring Road No.3 signed



The Ministry of Economy and Finance (MEF) has signed a concessional loan agreement with the China-funded Export-Import Bank of China (EXIM Bank of China) for the construction of the Third Ring Road project worth US\$259 million.

Ring Road No. 3 is a four-lane road with a total length of 47.6 km connecting Cambodia's National Roads 5, 4, 2, 21 and National Road 1.

However, the specific timeline for the construction of the new Ring Road No. 3 is yet to be disclosed.

“Normally after an agreement is signed, construction will normally start after three months,” explained H.E Vasim Sorya, spokesman for the MPWT and Director General of the Department of Administration and Finance.

The construction of the Ring Road No. 3 is under a contract between the Ministry of Public Works and Transport (MPWT) and Shanghai Construction Group Co., Ltd.

The agreement was signed on 10 July, 2018.

Meanwhile, the government of Cambodia has been construction another ring road called the Ring Road No.2 which has been reporting to cost US\$72 million linking Russian Boulevard to National Road 2. The construction of this Ring Road is expected to be finished by 2019.



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# Aluminium China 2018

attracts more than 20,000 visitors



**A**LUMINIUM CHINA 2018, China’s annual aluminium industry exhibition, hosted in conjunction with Lightweight Asia 2018 successfully attracted more than 2,000 people visitors this year.

Organised by Reed Exhibitions Greater China, Aluminium China 2018 was held from 11 July to 13 July, 2018 at the Shanghai New International Exhibition Centre (SNIEC) and attracted 24,789 professional industry visitors and buyers from across more than 70 countries.

The event showcased the Chinese aluminium industry that focuses on global innovation and put the spotlight on aerospace and automotive materials and new processing technologies, along with innovative, smart and green manufacturing trends, helping to open up a new chapter in the aluminium industry.

Notably, Aluminium China 2018 has played its part in boosting industry growth and the event continues to attract more and more industry leaders.

Indeed, with the success of this trade platform, the Aluminium China 2019 and Lightweight Asia 2019 will return to Shanghai next year from 10 July to 12 July at the Shanghai New International Exhibition Centre (SNIEC) Hall W1-W4.







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With the increasing demand by the construction industry for high-quality roof tiles, leading Cambodian roof tile brand Khmer Rock (KRock) is expanding its supply chain into the Southeast Asian market.

In an exclusive interview with *Construction & Property Magazine*, Mr. Bun Nara, Managing Director of KRock Manufacturing Co., Ltd. said that the company is planning to expand its “KRock” brand into Myanmar and Thailand after securing intellectual property rights from those countries.

“Our roof tile market has grown bigger now, so we are now working on bringing our uniquely designed Khmer roof tile into Myanmar and Thailand,” he said, while adding that the company will also expand into Laos and Vietnam later.

Mr Nara explained that the KRock roof tile is best known for its “Quality and Beauty” which has been designed in a way that represents Cambodia’s long tradition of roof style.

With the working philosophy of ‘Never Stop Improving’, the company is also planning to buy new machines that can produce larger-sized roof tiles from clay, which produce better quality than cement-made roof tiles.

“The arrival of this brand-new machine will change the whole clay-made roof tile production in Cambodia to become bigger and more standardised, as currently most clay roof tiles in the market are from small homemade manufacturers which is not enough for the demand in the market,” he added.

Besides being the leading manufacturer and renowned in the roofing industry, KRock also manufactures other products such as pre-cast concrete panels as well as terrazzo, of which KRock terrazzo can be considered as the showcase product as its design is truly unique in the market.

“Our KRock terrazzo is special for its three-colour aggregated design using high-quality raw material” he said. Currently, the company is the only one to produce such products as most terrazzo on the market is in two colours only,” said Mr Bun Nara.

Regarding the company’s current business status, Mr. Bun Nara also explained that it has so far received positive feedback from customers and proved the huge amount of purchase orders especially from big well-known construction project owners in the kingdom. The products have been used in many significant projects such as Borey Peng Huoth, Orkide Villa, Borey Phnom Penh Thmey, as well as ACELEA Bank.

# Cambodian made roof tile “Krock” goes international





# Kampot deep seaport plans put China's rising role in perspective

**A** new deep water seaport project in Kampot is currently undergoing a feasibility study, following the agreement signing ceremony between a Cambodian company and a Chinese firm in April this year.

The new deep water seaport is a cooperation between China's Guangxi Beibu Gulf International Port Group and the well-known Try Pheap Group from Cambodia. According to a company announcement, this new seaport will be able accommodate large vessels of up to 30,000 tons.

Mr Zhou Xiao Xi, managing director of Guangxi Beibu Gulf International Port Group said that objective of this new water seaport is to fulfill the demand for deep water seaports in Cambodia. The project will help boost the kingdom's economy by attracting more cargo ships as well as creating more jobs for the Cambodians. The project will help create 500 jobs at the initial stage and will add another 1,500 jobs to the market over the next three years.

The project has also received strong support from the government of Cambodia. Deputy Prime Minister H.E. Men Sam An as well as many significant high-ranking government officials joined the signing ceremony on 26 April.

According to a report by *Nikkei Asian Review*, this new deep water seaport plan can be seen as part of China's strategic plan to spread their business power and overtake Japan's dominant role in Cambodia. Cambodia's main seaport in Sihanoukville has been built and expanded with Japanese support.

The port's strategic significance has also grown as China pursues its Belt and Road Initiative, with Beijing seeking to gain access to harbors in Eurasia, including Southeast Asia, reported *Nikkei Asian Review*.

According to the same report, China overtook Japan as the biggest donor to Cambodia in 2010, and Chinese aid is now three times that of Japan.





## Modernises Building Construction in Vietnam



When Vietnamese construction company Xuan Mai wanted to modernise its production processes and create better, more durable buildings, the use of lightweight precast concrete partition walls became central to its vision.

**E**lematic Acotec is a technology for light, non-load bearing, room-high partition wall panels. Because the Acotec line covers the entire production process from concrete batching all the way to storage yard management, it can help construction companies achieve reliable results fast.

Acotec panels are lightweight, making them easy to handle on site and quick to put up. These factors, as well as the modularity, easy set-up and small size of the production line, became a key factor for one of Vietnam's best-known construction companies, Xuan Mai, as it sought to develop its business.

The Acotec production line does not need much floor space or a large plot. It can also be easily placed in existing premises, which enables fast production set-up in minimal time.

### **An easy and economical alternative to replace clay bricks**

Economics were another key factor that helped Xuan Mai come to a decision. Using Acotec panels as partition walls

can help companies generate cost savings in labour and time.

While specific regular concrete mixes can also be used, the Acotec partition wall solutions are primarily made from concrete and lightweight expanded clay aggregate, i.e. Leca materials, which are easily available all over the world.

"It generates material and labour savings. The thin structure and the hollows of the wall panels should save on material costs in comparison to traditional wall types such as brick wall, block or air-pressured concrete. Traditional production processes require costly raw materials, but simple hollow wall materials such as cement, sand, and water are in abundant supply in Vietnam," Son says.

"The raw materials used also offer superior qualities, such as moisture resistance, excellent fire resistance and very good sound insulation," he adds.

Good sound insulation was actually one of the key criteria for Xuan Mai in large public projects.

"Acotec panels should be used in projects that require a high degree of sound-proofing and insulation such as schools and hospitals," Son explains.

Buildings with Acotec walls also have a longer life and more durability than ordinary brick-based structures.

### **Easy installation**

The superiority of the finished product helps projects to progress smoothly. Walls made in the factory with high precision and smooth surfaces can be painted directly, and there is no need to plaster them.

"The pore hollows in the product are practical as they can be used flexibly for installation of water distribution. Construction of the ME system is also easy due to the holes. It is possible to produce the length needed depending on the height of the work in the factory without having to pair at the site," according to Son.

The grading using ordinary materials is easy to choose and the high intensity, homogeneous structure can ensure the trouble-free hanging of heavy

**“The highlight of this technology is the high degree of automation, high productivity, good product quality, and the fact that it requires little space for production,” says**

**Bui Khac Son,**  
the President  
of the Board at Xuan Mai.

objects such as paintings, TV or even air conditioning units.

**Future profits realised today**

Since the installation of Elematic’s Acotec line, the company has successfully used the technology across multiple projects such as residential and public buildings, including the Xuan Mai Complex and Xuan Mai Sparks Tower, Vin-school, Golden Silk B and Ecohome Phuc Loi.

“The hollow wall is only 68 mm to 140 mm thick, which is a significant reduction

when compared to other traditional walls. This naturally increases the area of the apartment, which therefore also means an increase in profits for the builder,” Son explains.

“Prefabricated hollow wall panels are used extensively around the world, from developed countries such as Germany, Finland, Spain, the USA, and Korea to developing countries such as the Philippines, Thailand and Indonesia, which means learning about the technology is relatively easy,” Son notes.

For Xuan Mai, the use of the Acotec line means future profits are realised today.

**Trend of using unbaked materials**

The need for bricks until 2020 is estimated to be more than 40 billion pieces per year. If we meet this need with conventional baked bricks or other similar materials, much more agricultural land will have to be used for the production, a huge amount of fossil coals and firewood will also be required, not to mention the direct air pollution the production process of baked materials causes. These, in turn, leads to deforestation and ecological imbalance as well as adversely affect the human health. Because of these reasons, The Ministry of Construction in Vietnam has given many guidelines and policies for elimination of baked materials in constructions.



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In response to the technological advancements, **BMAM Expo Asia 2018 - the international exhibition and conference on building management and facilities management** has added a new show segment in line with the theme "**Integrated solutions for FM of the future**", include smart building solution, showcasing smart devices; building automation systems and application; sensor systems; smart energy; AR; VR; and AI, in addition to FM products and services; work space management; cleaning products and services; security; interior and landscape design; green building technologies; and plant maintenance.

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# Deal signed for "THE CITY GATE" commercial complex



The long-awaited deal between Cambodia and China for The City Gate mega commercial complex has been officially signed, according to the official press release.

The Phnom Penh Autonomous Port (PPAP) announced on 19 July 2018 that it has leased out nine hectares of its land from Chroy Changvar Bridge to the Night Market along the Tonle Sap River to Chinese real estate developer, Chean Choeng Thai Group, a subsidiary of Yuetai Group, for a full amount of US\$16.5 million for a period of 50 years. The payment, which includes 10% VAT tax, is valid from 29 June 2018 to 28 June 2068.

The lease agreement is aimed at generating revenue for the government as well as contributing to the development of the city along the river, the press release said.

Under the agreement, Chean Choeng Thai Group will

turn the area into a mixed commercial complex comprising of an art centre, office building, cultural centre, water park, floating market, playground and public park, Phnom Penh smart centre, technology office, consolidated residential building, modern innovation building, a five-star hotel, and other activities as determined by the Council of Ministers.

In addition to the lease payment, Chean Choeng Thai Group promised to build public infrastructure using its own funds such as embankments, pavements, and roads from Chroy Changvar Bridge to the Night Market which will cost the company US\$30 million.

Meanwhile, the company will build a new administration building worth US\$11 million, and two new multi-purpose terminals worth US\$30 million in compensation to Phnom Penh Autonomous Port (PPAP).





The Phnom Penh Post

ភ្នំពេញ ប៉ុស្តិ៍



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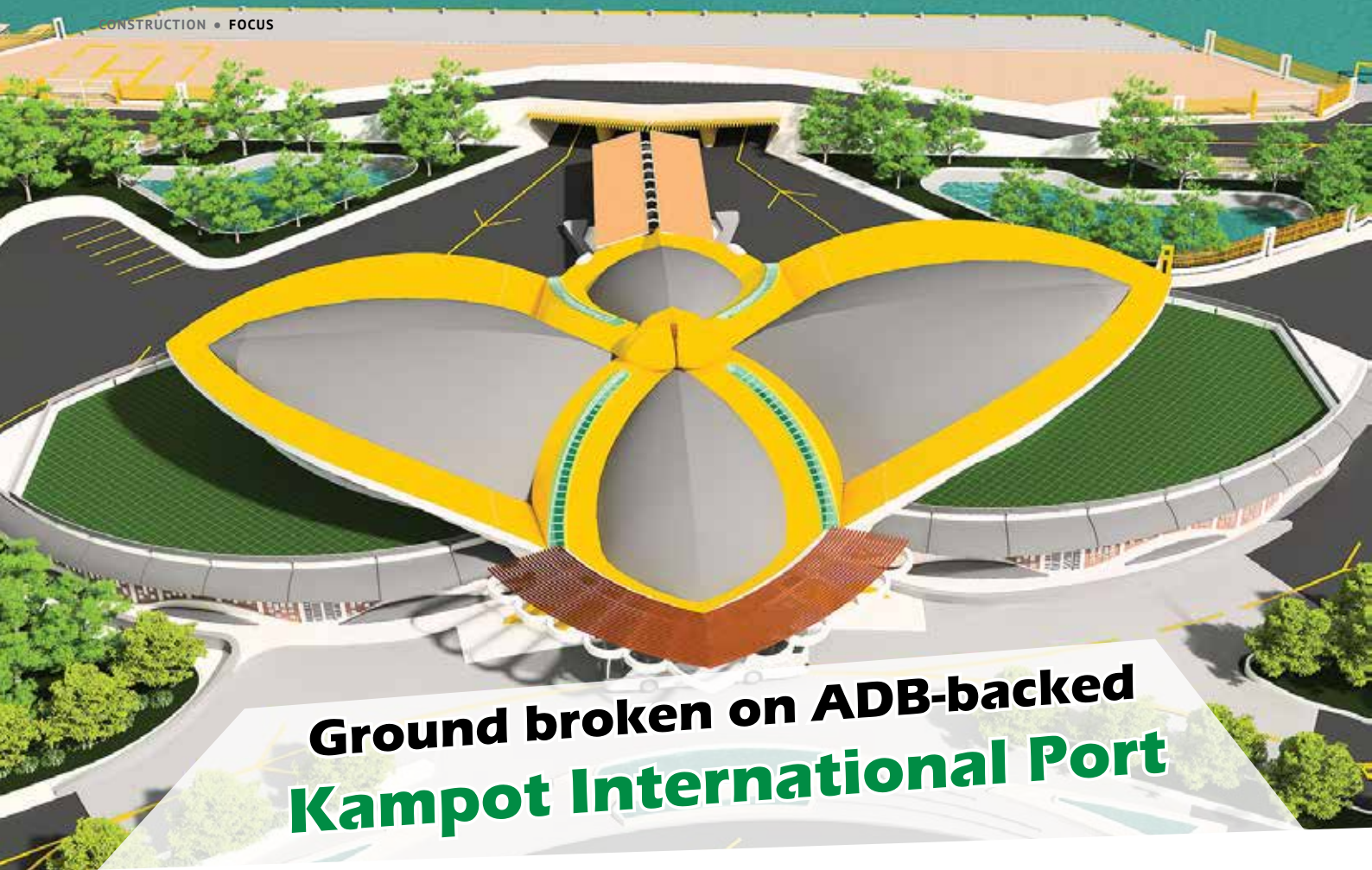
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## Ground broken on ADB-backed Kampot International Port

Construction of Cambodia's second international port in Kampot Province, funded by the Asia Development Bank (ADB), began on 8 August, 2018 with the Minister of tourism, Kampot Governor, representatives from ADB and almost 100 people attending the ground breaking ceremony.

According to an official press release, the project will cover an area of 4 hectares, is being built by Cambodian engineering firm SBPH Engineering & Construction Co. Ltd and is under the inspection and supervision of SBK Research and Development Co. Ltd.

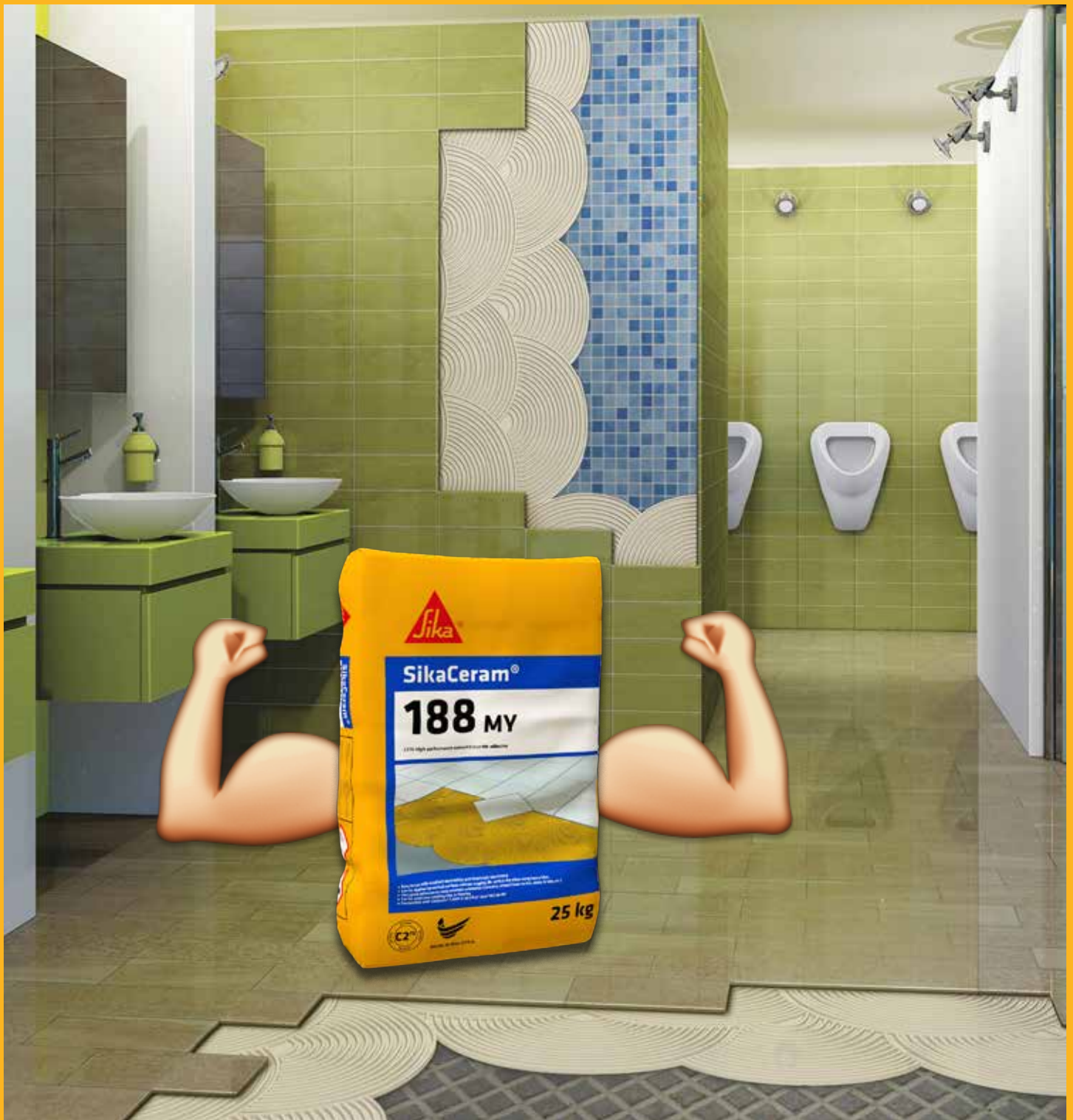
With the objective of promoting tourism and improving the country's coastal connectivity, the budget for the

construction of the port is US\$8.48 million using a concessional loan from the ADB as part of the Greater Mekong Sub-region Tourism Infrastructure for Inclusive Growth Project (GMS TIIG No.3194-CAM).

Located in Chhou district, Kampot Province, the construction is expected to finish by the end of 2019.

The port will comprise of a two-storey passenger building, marina, wastewater treatment basin, public toilets, parking, residential building, tourist information booth, roads around the port and roads connecting with provincial roads, as well as more facilities.





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# Government decentralises issuance of small-scale construction permits



In response to the increasing demand for housing construction, Deputy Prime Minister and Minister of Interior Samdech Kralahom Sar Kheng has issued a by-law decentralising the authority to issue permits for small-scale construction projects.

Dated on 16 August 2018, city, district and Khan administrative levels now have the authority to grant permission for housing constructions of a total size area no more than 500 square metres and no higher than four storeys including the ground floor i.e. E0 E1 E2 E3. The decision applies to all house constructions across the country.

Meanwhile, Mr Chiv Siv pheng, the Director of the Construction Technical Research Department at the Ministry of Land Management Urban Planning and Construction (MLMUPC) welcomed the new by-law. "This new order will facilitate as well as speed up public services for people across the country" he said.

The by-law was enacted following a request by the MLMUPC dated 2 April 2018. The new by-law is in line with the rapidly increasing demand for decent housing across the country. According to the government's 2014 National Housing Policy, an extra of 1.1 million houses will be needed by 2030 to fulfil the demand of the population with Phnom Penh alone needing about 800,000 houses.





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# Introducing lighting sensors to the Cambodian construction industry

**L**egrand is a global specialist in electrical and digital building infrastructure, which includes the design and manufacture of a comprehensive range of lighting sensors. With more than 22 years' experience in the electrical field, Mr. Thierry Lai, Director of Octopus Asia Pacific (Cambodia) Ltd, the distributor of Legrand in Cambodia is here to give us a more detailed explanation on the different sensors.

## Can you introduce the Legrand sensors?

In Cambodia, many people think of Legrand only for switches, sockets and circuit breakers. However, we also have a wide range of products including sensors for different needs and according to your structure. The most commonly-used sensors are the stand alones which are the motion and presence sensors.

## What are the advantages of sensors?

Sensors carry a lot of advantages, the first and foremost being to save energy. A study has shown that lighting represents 30% of the total electricity consumption in offices, 50% in schools, and 35% overall in retail. Legrand sensors can produce energy savings up to 90% compared to your traditional lighting.

## Where would you advise installing the sensors?

It all depends on the customer needs. Legrand has different kinds of sensors which are suitable to install anywhere. However, the most common places are toilets, corridors, conference rooms, lobbies, staircases, lift landings etc. Moreover, Legrand also designs and manufactures a comprehensive range of lighting management solutions improving efficiency and comfort by automatically providing building occupants with the correct levels of lighting. For example, even in an open workstation using Legrand presence sensors, the lights are kept on as long as someone remains in the area. All Legrand sensors are equipped with photocells which automatically switch or dim lighting based on presence and daylight levels.

## What is the market for sensors in Cambodia?

We introduced Legrand sensors in 2015, and the market was not yet matured at that time. However, we noticed that more and more buildings are now going on energy saving as the electricity cost is very high in Cambodia. Since the beginning of 2018, we have been supplying quite a few condos and office buildings.

## As a distributor of Legrand, do you offer any other service or survey?

Besides our Sales Team who are here to introduce the sensors to the electrical shops, we also have our in-house engineering team who are usually at the disposal of the M&E contractors to survey and advise on the type of sensors that are needed which is free of charge if they purchase the Legrand sensors. On the other hand, we also provide the installation service which is, of course, charged at a very reasonable price.





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## Cambodia's first productive oil field to begin production by late 2019

**T**he first drop of oil to be extracted from Cambodia's offshore oil field territory is scheduled as planned for late 2019. The news follows the latest update from KrisEnergy that it has now closed invitations to contractors for the tender for the engineering, procurement, construction, installation and commissioning services for the Apsara Oil Field Project.

According to a report in *Offshore Magazine*, the firm is currently reviewing the submitted bids and is seeking clarifications with the applicants, after the tender drew big interest from Asian contractors since the opening for bids in May.

The Apsara Oil Field is located in Block A of the Khmer Basin in the Gulf of Thailand which has been identified as the first productive oil field to be brought online in the Kingdom of Cambodia. KrisEnergy has been the

partner in the block license since 2010 and then in 2014 took over as the operator of the area.

On 23 August 2017, KrisEnergy and the Government of Cambodia signed an initial agreement to formally commence development of the Apsara Oil Field under 95% - 5% shares basis, of which the KrisEnergy Group holds 95% and the government holds 5%.

Based on that contract, the first oil production from the field is expected to be achieved in the next 24 months after the final investment decision is declared.

The contract area covers 3,083 square kilometres over the Khmer Basin where water depths range from 50 metres to 80 metres, and the Apsara area is the first to be developed in the block. KrisEnergy has divided the Apsara area into three phases, 1A, 1B and 1C, of

which the first two stages are covered in the contract.

A total of 27 wells have so far been drilled in Block 1A, of which 13 wells have struck oil and gas. In addition, 6 more prospective areas for development have been identified based on the 2D and 3D data, including PouloWai, Basit, AngkeaSel, Rotanak, Bokor and Da.

According to *Offshore Magazine*, this oil field is expected to deliver up to 8,000 bpd (barrels per day) or equal to 1.2 million litres of crude per day. Therefore, KrisEnergy expects the price for gasoline in Cambodia to decrease by late 2019.

This can be considered as one of the biggest engineering projects ever undertaken in the Kingdom of Cambodia and for decades the nation has always been dependent on imported oil from overseas to meet its energy demands.



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# PHNOM PENH MUNICIPALITY DIARY: JULY - AUGUST 2018

▼ **Phnom Penh Municipality grants land titles**



**02 Jul**

Phnom Penh Municipality granted 402 property titles for families living in Kong Pisey community Sangkat Toul Sangkae 2, Russey Keo District, Phnom Penh. The families were very happy to receive their property titles and had thanked Phnom Penh Municipality for its hard work.

▼ **Norodom Boulevard to have water pipes on both sides**



**13 Jul**

Phnom Penh Municipality is currently installing water pipes on both sides of Preah Norodom Boulevard starting from the Wat Phnom tourist spot all the way to the Independence Monument. Before the installation, the right hand side from Wat Phnom did not have any water pipe while the other side had only 50%. Upon completion, the municipality will begin to install terrazzo tiles along the pavement.

▼ **Citizens applaud Phnom Penh Municipality's efforts**



**18 Jul**

Phnom Penh Municipal Governor H.E Khoung Sreng chaired a meeting on the supervision of the plant to improve Stung Mean Chey canal which brought applause from citizens, especially those living around the area. Indeed, these people now have a good canal, good roads, adequate water and, most especially, land titles.

▼ **New concrete road for Trapeang Anchanh and Trapeang Krasaing communities**

**23 Jul**

Phnom Penh Municipality has constructed a concrete road going to the Trapeang Anchanh community and the road inside Sangkat Trapeang Krasaing, Por Senchey District as requested by the citizens living around the area.



▼ **Phnom Penh Municipal Governor inspects road construction in Por Senchey District**

**03 Aug**

Phnom Penh Municipal Governor H.E Khoung Sreng visited local people living in Borei Santepheap II community in Por Senchey District as well as inspecting construction of the 3,600 metre long road and the installation of a drainage system in the area. In addition, H.E Khoung Sreng also visited flood victims in Steng Prek Tnout area and has ordered the Department of Public Works to construct one road in Sangkat Boeng Thom, Por Senchey District.



▼ **Installation of water pipe in Sen Sok District complete**



**04 Aug**

The installation of a water pipe along the rail line which connects from North Bo Bork Village and crosses the railway line to Ou Ahkuch canal in Sen Sok District has been 100% completed. This new water pipe is expected to help reduce the flooding around the Ka Kab I area, which in the past has suffered from flooding.

▼ **Construction of roundabout in Por Senchey District 70% complete**



**04 Aug**

Phnom Penh Municipal Governor H.E Khoung Sreng inspected the construction of the roundabout in Por Senchey District, Phnom Penh. The construction is 70% completed and upon completion the area will be used to place a statue of Cambodia's famous poet and a master of Kse Diev "Krom Ngoy".

▼ **H.E Khoung Sreng inaugurates condo sales office**



**05 Aug**

Phnom Penh Municipal Governor H.E Khoung Sreng presided over the inauguration ceremony of the sales office of the Lingnan Garden condominium located along Samdech Techo Hun Sen Boulevard, Sangkat Chak Angreel Leur, Meanchey District, Phnom Penh.

▼ **Construction of another road begins**

**08 Aug**

Phnom Penh Municipality began constructing a 927 metre-long concrete road with a total width of 6 metres in Sangkat Chom Chao 2, Pur Senchey District, Phnom Penh. This new road will help boost connectivity for the people living around the area. So far, Phnom Penh Municipality had constructed many roads around the area.



▼ **Phnom Penh Municipality solves problem for villagers**

**10 Aug**

Phnom Penh Municipal Governor H.E Khoung Sreng visited villagers at Prek Takong I Village Sangkat Chak Angrela Meanchey District, Phnom Penh. The governor agreed to give land titles to the people, construct two concrete roads, install lampposts and connect a clean water system.



# MLMUPC DIARY: JUNE-AUGUST 2018

▶ **Ministry of Land Management, Urban Planning and Construction (MLMUC)**

**27 Jun**

The LASED II Project team of the Ministry of Land Management Urban Planning and Construction (MLMUPC) inspected the work process of the infrastructure projects in Kampong Speu Province such as the construction of a school building, health centre, upgrading the road and ploughing the agricultural land.



▶ **Families affected by land dispute granted compensation**

**30 Jun**

A team from the Ministry of Land Management Urban Planning and Construction (MLMUPC) organised a land-winning lucky draw event and granted compensation for families affected by a land dispute with the Koh Kong Plantation Co., Ltd and Koh Kong Sugar Industry Co., Ltd.



▶ **H.E Chea Sophara presides over ceremony grant property title**

**02 Jul**

H.E Chea Sophara, MLMUPC Minister presided over a ceremony to grant property titles through the LASED II in Sambok and Chong Krong Communes, Chit Borey District, Kratie Province on 02 July, 2018. Many respective representatives from different institution such as the Ministry of Commerce, World Bank, and National Committee for Sub-National Democratic Development (NCDD) have attended the event.



▶ **Guidelines on land usage set for three cities**

**03 Jul**

H.E Pen Sophal, Secretary of State, Ministry of Land Management, Urban Planning and Construction (MLMUC) led a meeting on 03 July to decide on a draft land map for using land in Kep City, Kampot City, and Takhmao City as part of the 2030 vision plan. Around 30 respective representatives from related organisations attended the event.



▶ **Government officials and EU discuss economic land concessions**

**10 Jul**

H.E Chea Sophara, MLMUPC Minister chaired a meeting concerning a resolution for the impact of the economic land concession for cane sugar production in the four provinces (Koh Kong, Kampong Speu, Preah Vihear, Oddar Meanchey). Representatives from the Ministry of Environment, Ministry of Foreign Affairs, Ministry of Agriculture, Ministry of Commerce, European Union Unit for Trade and Sustainable Development and other related authorities also attended the meeting.



▶ **Minister meets with South Korean Ambassador**

**12 Jul**

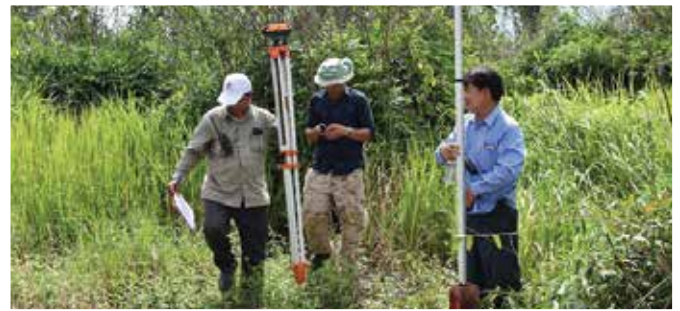
H.E Chea Sophara, MLMUPC Minister met with South Korean Ambassador to Cambodia H.E Oh Nak-young on 12 July 2018 to discuss cooperation between the two countries. Indeed, the relationship between Cambodia and South Korea is very strong while the two countries still continue to further strengthen it.



▶ **Tboung Khmum Province receives two agricultural roads**

**19 Jul**

The LASED II Project team visited Tboung Khmum Province to study construction of a road in Leur Sen Chey Village, Chomkrovien Commune, Tboung Khmum Province. As a result, the team surveyed and evaluated two additional roads on agricultural land with a total length of 900 metres.



▶ **LASED II Project team visit Kampong Speu and Kampong Thom Provinces**

**23 Jul**

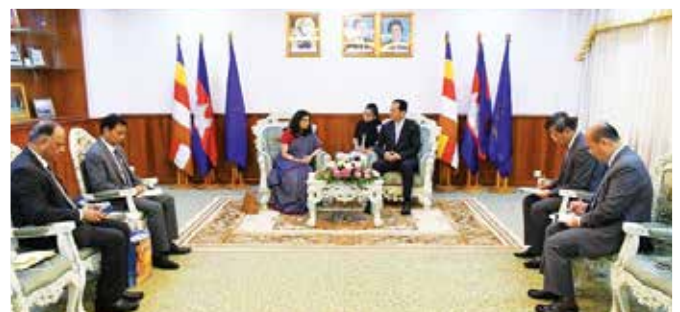
The LASED II Project team of the Ministry of Land Management Urban Planning and Construction (MLMUPC) inspected the infrastructure development plan in Kampong Speu and Kampong Thom Provinces on 16-20 July.



▶ **Minister meets with Indian Ambassador**

**06 Aug**

H.E Chea Sophara, MLMUPC Minister met with Indian Ambassador to Cambodia H.E. Manika Jain to discuss cooperation between the two countries on 6 August 2018. India and Cambodia are committed to continue collaborating in order to deepen the relationship between the two countries.



▶ **LASED II Project team inspect project in Kampong Chhnang Province**

**15 Aug**

The LASED II Project team of the Ministry of Land Management Urban Planning and Construction (MLMUPC) inspected the work process of the infrastructure projects in Kampong Chhnang Province on August 7-10 including the construction of a school building, health centre, upgrading the road and ploughing agricultural land.



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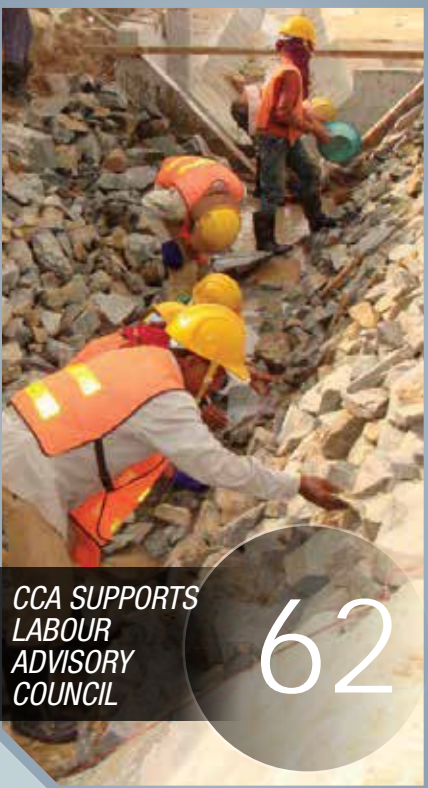
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# FOCUS

# Association

SEPTEMBER ~ OCTOBER 2018 | ISSUE 035



CCA SUPPORTS  
LABOUR  
ADVISORY  
COUNCIL

62



CCA ATTENDS  
OPENING OF DIFA  
MARKET

63



CCA PREDICTS  
POSITIVE  
GROWTH FOR  
2018

64



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# CCA supports Labour Advisory Council



**T**he Cambodia Constructors Association (CCA) is supporting the government's decision to create an advisory council on construction safety. This support is consistent with the CCA's strong ongoing support for initiatives that improve safety for construction workers in Cambodia.

On 16 July 2018, the Ministry of Labour and Vocational Training (MLVT) announced the establishment of the Advisory Council for Promoting Health and Safety Standards for the Construction Sector aimed at ensuring the efficiency of safety initiatives in the industry.

Mr Meas Proeksa, Acting Vice Chairman of the CCA expressed his optimism for the establishment of this council saying, "The council will help to reduce health problems as well as increase the work safety in the construction sector, especially for workers at the site."

As part of its ongoing support for improving construction workers' safety, the CCA is cooperating with the Ministry of Land Management, Urban Planning and Construction (MLMUPC) on a nationwide campaign to educate on-site construction workers, construction companies, as well as related government officers through the distribution of a safety instruction manual. The manual has been printed with joint cooperation between the CCA and the Canada Bank Group.





## CCA delegate attends grand opening of DIFA MARKET

**O**n 23 June 2018 Dr Tan Monivann, representative from the Cambodia Constructors Association (CCA) attended an evening reception to mark the celebration of the grand opening of Cambodia's first international-standard construction materials market, Difa.

In his opening speech, Dr Tan Monivann said that the new construction materials market will make it easier for the owners of the development projects, investors,

and constructors to purchase construction materials that are recognised by the International Organisation for Standardisation (ISO).

"The presence of Difa Market is in line with the rapid growth of the construction industry in Cambodia which demands a lot of construction materials," said Dr Tan Monivann.

According to Mr. Lu Ben Jie, General

Manager of the Difa Building Material Market, the event was held to build relationships between sellers and buyers of construction material and to announce special promotions for its customers.

Di Fa (Cambodia) Business Management Co., Ltd, which operates the Difa Building Material Market is a member of the Cambodia Constructors Association (CCA).



# CCA predicts positive growth for construction industry in H2 2018



**T**he Cambodia Constructors Association (CCA) has predicted that the construction industry will continue to grow in the second half of 2018 and the demand for raw construction materials will also increase.

Reflecting on the National Bank of Cambodia's (NBC) semi-annual report regarding the import of construction materials during the first six months of 2018, Mr Chiv Sivpeng, general manager at the CCA had a positive outlook on the supply of construction materials.

"The demand for construction material will continues to grow in the second half of 2018 as the construction sector will remain robust," he said.

Meanwhile, during the first six months of 2018, according to local media, Cambodia imported more than US\$500 million worth of raw construction materials to supply the construction market.

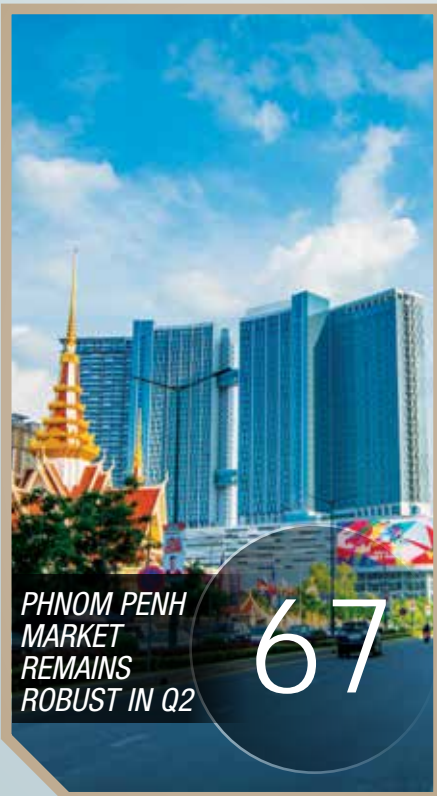
However, Mr Chiv Sivpeng also predicted that with booming construction businesses and projects, more investors are going to invest in producing construction raw materials in Cambodia which will decrease the amount of imported products.



# FOCUS

# Property

SEPTEMBER ~ OCTOBER 2018 | ISSUE 035



PHNOM PENH  
MARKET  
REMAINS  
ROBUST IN Q2

67



PRINCE  
ANNOUNCES  
\$10BN 6-YEAR  
MASTER PLAN

69



RECENT  
CHANGES IN  
PROPERTY  
STAMP DUTY

78



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## Japanese real estate investors flock to Vietnam

Vietnam has become a hot destination for Japanese real estate investors in recent years and they have now become the second biggest investors in housing developments in Ho Chi Minh City, equal with Taiwan while Singapore tops the rankings.

Singaporean investors are involved with ten large-scale residential real estate projects while Japan and Taiwan have nine each.

“Singapore and Taiwan have been investing in real estate in HCMC (Ho Chi Minh City) for a long time, so their aggregate numbers of projects are higher,” Le Thi Huyen Trang, head of market research and consultancy services at ones Lang LaSalle (JLL) Vietnam, told *VnExpress*. “But in terms of speed of growth, investors from Japan have been very active over the past four years.”



## Indonesia relaxes mortgage rules to stimulate sluggish market

Indonesia will try to stimulate its struggling property market with measures designed to ease the cost and rules for securing mortgages.

Bank Indonesia (BI) removed its 15% minimum mortgage down payment for first-time home buyers in August and Indonesia's central bank has relaxed its rules on loan provisions, according to Reuters.

“The new guidelines had been hoped to add 0.04 percentage points to economic growth this year. “We need to support our economic growth,” BI Governor Perry Warjiyo was quoted as saying, by Reuters.

The measures have been introduced in response to an extended slump in the property market with some experts saying the measures don't go far enough. A further factor is the upcoming parliamentary and presidential elections scheduled for April 2019 with the real estate industry hoping activity will pick up afterwards.



## Thai property too expensive according to new survey

Thailand's houses are too expensive and consumers are not satisfied with the market according to a recent survey conducted by a leading Thai property portal DDproperty.

DDproperty's Consumer Sentiment Survey released in August showed that 70% of the 1,000 respondents thought property was too expensive in the first half of 2018. 61% believed that the Thai economy was performing poorly and real estate consumer satisfaction has dropped from 68% three years ago to 57% today.

83% believed that property was only going to get more expensive in the coming years and 69% believed that prices of newly launched properties should be regulated. One of the most powerful future purchasing groups – those aged between 18 and 34 – are expected to have a big impact on the market and society.



# Phnom Penh

## real estate market remains robust in Q2



According to a report by real estate agent CBRE, the supply of retail outlets, condominiums, and offices in Phnom Penh remain robust.

Retail real estate supply in Phnom Penh was recorded to have risen by 43% in Q2 of 2018 compared to Q1, according to the latest CBRE report. Despite the supply growth in Q2, vacancies in the retail sector have dropped sharply to below 10% as of Q2 2018, driven by almost full occupancy at both AEON malls, according to the report.

Meanwhile, the supply of condominiums in Phnom Penh increased by 20% quarter-on-quarter (q-o-q) in the course of Q2 of 2018, making the total supply of condominiums in the capital of 11,830 units. In the second quarter of 2018, around 2,000 condominium units were completed with five new projects launching off-plan sales, bringing an additional total of 2,256 units to the supply pipeline. Among them, about 80% of the units completed during the second quarter are located in the high-rise hot spot of Chamkarmon District.

However, despite the decrease in total supply by 3.3% in Q2, the Phnom Penh office market remained robust with an overall occupancy rate of 87.7% - a 5% increase from Q1 - according to the report. There are 16 office projects planned or under construction as of Q2 2018. The combined projects are set to offer a total of circa 200,000sqm based on net lettable area by the end of 2021.



## Showcase comprehensive SE Asia seaside resort breaks ground in Sihanoukville

Prince Real Estate Group (Cambodia) broke ground on 1 August on The Prince Tian Xi Wan project—the first comprehensive seaside resort of its kind in Cambodia and Southeast Asia.

Located in Sangkat Bey, Sihanoukville, the Prince Tian Xi Wan has a total building area of over 300,000 square metres, covering a series of facilities including an international commercial plaza, boutique hotel apartments to 5-star and super luxury 5-star hotels.

According to an announcement from Prince Real Estate, the Prince Tian Xi Wan is being built to provide customers with top-level all-round services.



## Construction of the five-star Prince Times Hotel completed

Construction of the luxury five-star hotel Prince Times Hotel located in the heart of Sihanoukville Province has been completed and is scheduled to open on 28 September, 2018.

Owned by a well known Chinese Property Developer, Prince Real Estate Group (Cambodia), this 193-key hotel covers an area of nearly 29,000 square metres and is equipped with swimming pools, gyms, yoga rooms, and helipads while its Sky Bar provides a stunning view of the city.

Beside this project, the company in Sihanoukville alone holds multiple projects such as the mix-used building Prince IT Building, Prince Collinan Bay, Prince City Center, Prince Smart Town, and Prince Koh Takeiv.

## Cambodia's historic Raffles Hotels sold to Singapore firm

Singapore-based hotel management platform Lodgis Hospitality Holdings Pte. Ltd. (Lodgis) has acquired Raffles Hotel Le Royal Phnom Penh and Raffles Grand in Siem Reap to further develop the resorts' unique Khmer-French colonial charms.

According to the firm's press release, following the acquisition, the two hotels are now part of the collective of luxury historic hotels it has in the Indochina region.

The company plans to renovate the two hotels in order to maintain these historical buildings which have a unique Khmer-French colonial charm. The guest rooms, food and beverage outlets, and the meeting facilities will be upgraded in order to improve the guest experience. Other areas in the hotels are also to be upgraded.



# Chinese developer announces 10 year, US\$6BN master plan in CAMBODIA



China-based property developer Prince Real Estate Group (Cambodia) recently revealed their 10-year master plan in Cambodia with an injection at least US\$6 billion to create the largest Central Business District (CBD) in Phnom Penh as well as other provinces across the kingdom.

According to a video interview with *RealEstate.com.kh*, Mr Li Min, CEO of Prince Real Estate Group (Cambodia), said that the US\$6 billion investment will be used to develop properties on more than 400 hectares of land or equal to about 6 million square metres.

The developments will comprise of residential buildings, condominiums, hotels, offices, mixed-used developments, tourist attractions, supermarkets, restaurants, and more. Meanwhile, the target provinces include Phnom Penh, Sihanoukville and Siem Reap.

“We will apply our 20 years’ experience in the construction and property sectors from China to do our best in Cambodia. We will adjust our knowledge to make it fit the Cambodian

society by strictly following the rules and regulations of the kingdom. Our goal is to make Cambodia, especially Phnom Penh, to become a best city in ASEAN,” said Mr Li.

“It’s thanks to the strong cooperation and relations between China and Cambodia, especially under the ‘One Belt One Road’ initiative,” he added.

Established in Cambodia in March 2015, Prince Real Estate Group currently occupies about 5 million square metres of land for both current and future development. This giant firm has so far built a number of large-scale projects in Cambodia such as the 37-storey mixed-use development Prince Central Plaza, the 27-storey mix-use development Prince Modern Plaza, and the 19-storey Diamond One residence on Koh Pich.

According to their Facebook page, Prince Real Estate Group is also working on other future projects such as Cam MJ Development Park Co., Ltd, Prince Time Plaza, Prince Club, Prince Hotel, and others.



## Shanghai company to expand Tonino Lamborghini Hotels brand to Cambodia

Shanghai-based Join.In Hospitality Management plans to open two new properties under the Tonino Lamborghini Hotels & Resorts brand in Siem Reap Province, according to a report from TTG Asia.

The announcement was revealed after the firm signed an agreement with Hong Kong's Shimao International Development Company to develop these two projects. However, the company has yet to release details of the project's construction timeline.

This expansion is part of the company's objectives to grow beyond mainland China to Southeast Asia. Besides Siem Reap, the firm also plans to add 12 more properties in key tourism areas across East and South-east Asia in the coming years, starting with Macau and Saipan.



## Two more big hotels given green light in Sihanoukville

Two property development companies have received the green light from the Council for the Development of Cambodia (CDC) to build luxury hotels in Sihanoukville, worth more than US\$100 million.

The CDC agreed to let Nan Hai Real Estate Development Co. Ltd build a five star hotel comprising 500 rooms and a commercial centre in Village 1, Sangkat No 3, Sihanoukville Province. The project will cost the company approximately US\$86.56 million and is expected to create 1,848 jobs for the city.

Meanwhile, Hein Li Properties Co. Ltd can start its project to build a four star hotel with 149 guest rooms and a resort. Located in Village 1, Sangkat No 3, Sihanoukville Province, the project is estimated to cost US\$39.3 million and create 241 jobs.



## Poipet sees green light for US\$68 million investment projects

On 10 August, 2018, the Council for the Development of Cambodia (CDC) gave the green light to Boonma Heng Co., Ltd. to build a four-star hotel and a supermarket at a cost of US\$68.29 million in Poipet City, Banteay Meanchey Province.

According to the CDC, the projects are located in Kbal Spean Village, Sangkat Poipet, Poipet City, Banteay Meanchey Province which will bring 836 jobs to the province.

However, the CDC has not yet clarified the details of the projects, such as the date of construction and completion or the duration.





# Credit for construction and real estate sectors remains robust



The financial stability risk assessment in Cambodia by the National Bank of Cambodia (NBC) has shown that credit for the construction and real estate sectors remains in good condition due to the low rate in non-performing loans.

According to the 2018 semi-annual report by the NBC, non-performing loans in the construction and real estate sectors are still low. Indicators show that currently non-performing loans for the

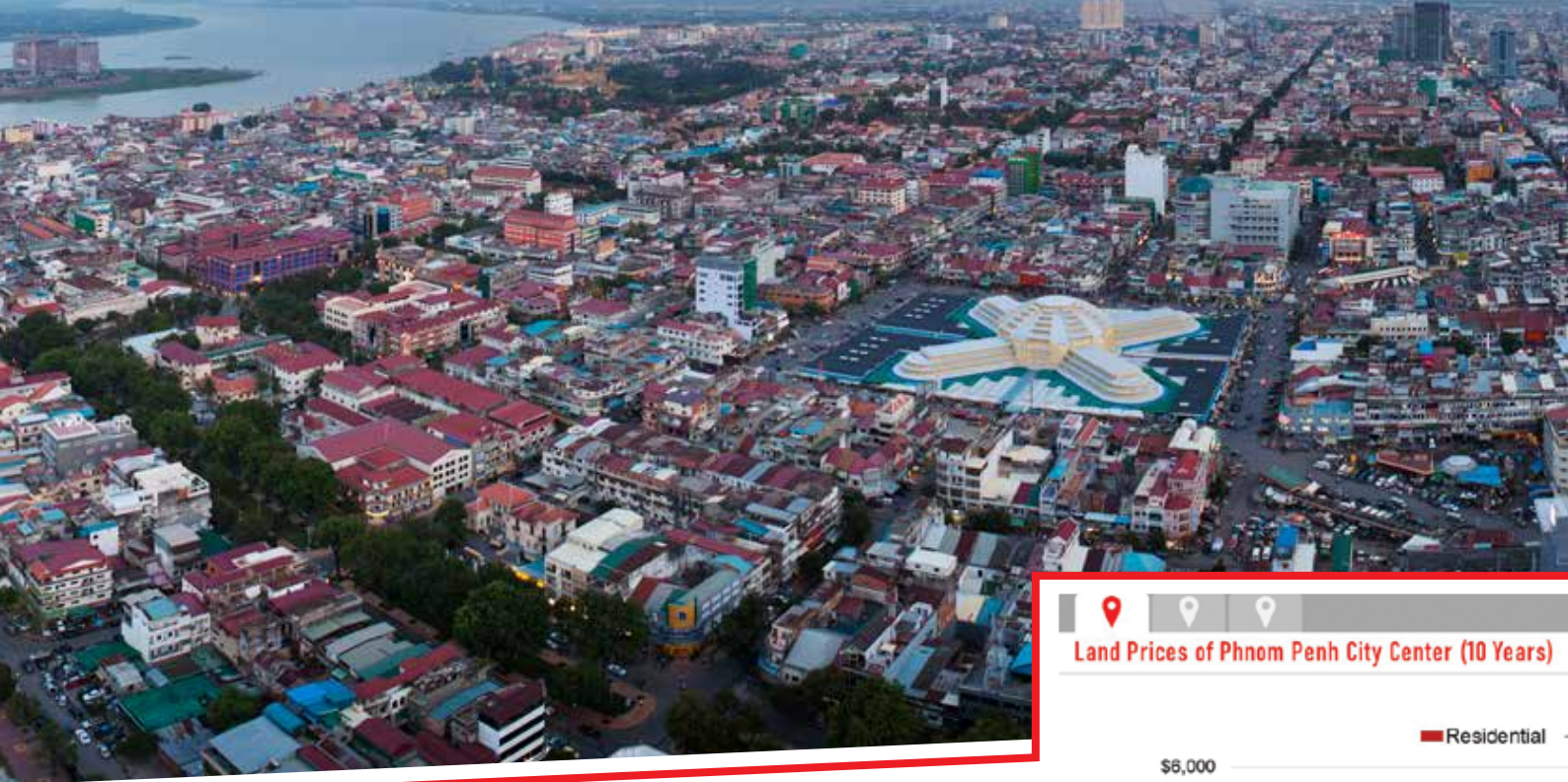
construction sector stand at a rate of 0.37%, real estate activities stand at 0.12%, and residential loans stand at 0.07%.

Meanwhile, despite the fall in credit for private sectors, credit for construction and real estate continued to grow at a high rate of 37%. In the construction sector, credit has grown by 30.5% year-on-year (YoY), real estate activities grew at 34.9% (YoY) while residential loans grew at 31.4% (YoY).

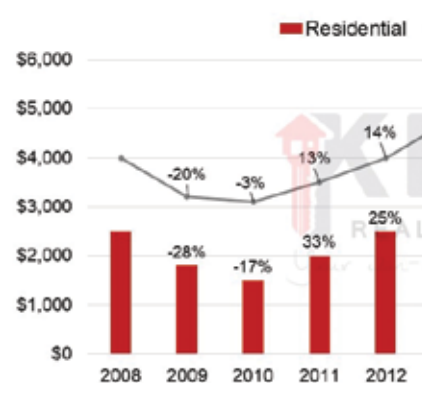
Among the total credit across all sectors, construction shares 10% of the total credit, real estate activities shared 6.5% and residential loans 9.8%.

However, the NBC will continue to monitor and study real estate developments and is in cooperation with other relevant ministries and institutions while also developing a property price index which could be the basis to introduce macroeconomic safeguard measurements in the future.

# Land price increases in Phnom expected to continue through



Land Prices of Phnom Penh City Center (10 Years)



According to a survey conducted by Key Real Estate Co Ltd., land prices in Phnom Penh City during the first six months of 2018 increased by 4% compared to H2 2017. Meanwhile, a rapid price jump is foreseen in H2 due to the successful conclusion of the national election.

The survey shows Duan Penh, 7 Makara, Chamkarmorn, and Toul Kork districts remain the highest priced districts in Phnom Penh, followed by Meanchey, Russey Keo, Sen Sok, Chroy Changvar, Chbar Ampov, Por Senchey, Dangkor, and Prek Pnov. Among them, Psar Thmey commune has the highest prices per square metre of about US\$3,500 to US\$8,800.

“We can see that land prices have increased only a little compared to

2017. The reason is that most investors do not want to invest much before and during the election period. They prefer to stand still first. However, they will start to invest more after the election so I predict rapid growth afterward,” said founder and CEO of Key Real Estate Co., Ltd., and respected real estate analyst in Cambodia, Mr Sorn Seap.

In an exclusive interview with *Construction & Property Magazine*, Mr Sorn Seap explained that the Cambodia property market is starting to become mature and therefore property prices, especially land prices, may not see such a big jump as in the past decade.

“In the past five to ten years, the Cambodia property market has still been young, so the prices seemed to jump very fast from one year to another. Now, as the

market is getting a bit mature, we don’t expect a rapid jump like before, but still there will a big growth after the election,” he said.

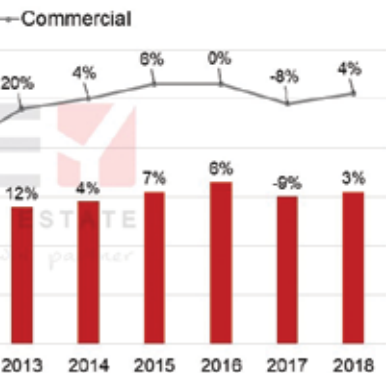
Surprisingly, among all the districts, Prek Pnov District, a suburban area in the north west of Phnom Penh has caught the attention of many.

Prek Pnov District has recently become more popular and so has attracted small and medium scale land buyers as

# Penh 2018



Photo by Nicolas Axelrod



the city continues expanding.

“For Prek Pnov District, the land price itself is not really high compared to other districts, but it saw a significant jump from last year, about 7.1%, which the highest jump rate among all districts. The highest priced land located along the main road in Prek Pnov Commune has risen up to US\$880 per square metre,” said Mr Sorn Seap.

Meanwhile, Sen Sok district is on the

second rank with the increasing rate of 6.7%, followed by Touk Kork and Meachey with the rate of 6.3% and 5.9% respectively.

Moreover, Mr Sorn Seap also expressed his optimism for Prek Pnov District as it has great potential for future real estate development.

“There are several factors that make me predict that Prek Pnov will be a high-potential district. First of all, Prek Pnov is a neighbouring district to the fast-growing districts of Sen Sok and Russey Keo. As the two districts keep growing, the development will soon also spread to Prek Pnov District in the near future,” said Mr Sorn Seap.

“Another reason is that Prek Pnov is located nearby the 2,000 hectares

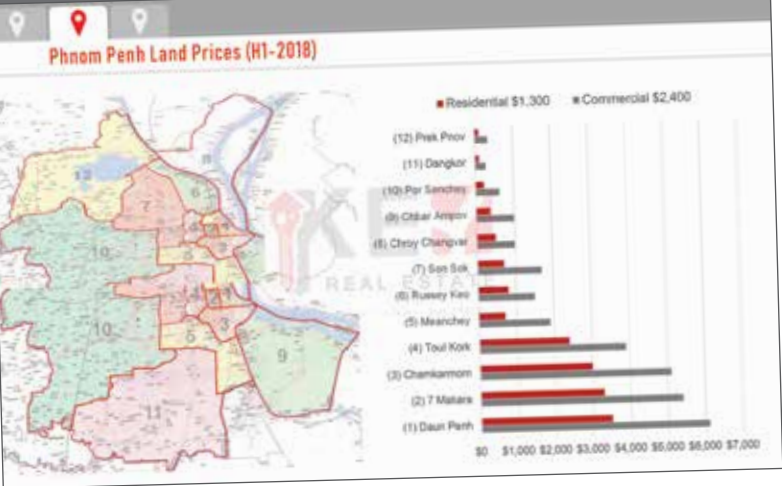
development land of L.Y.P Group, by just crossing the bridge. Meanwhile, another factor is from the project of a new tourist island in Prek Pnov. Even though the project is not yet clear, if we analyse through the geographical perspective, the area is quite appropriate for that kind of project,” he added.

Due to these factors, Mr Sorn Seap also voiced his opinion that Prek Pnov can also be considered as good location for land investment at the moment as the land price is still low.

“So far we have seen a lot of small and medium scale land buyers now buying the land in the area with the wish to sell them later afterwards for a better price,” he added.



# តម្លៃដីជីក្នុងរាជធានីភ្នំពេញកើនឡើង ៤ភាគរយ ក្នុងឆមាសទី១ ហើយនឹងបន្តកើនឡើងក្រោយការបោះឆ្នោត



យោងតាមការស្ទង់មតិមួយដែលធ្វើឡើងដោយក្រុមហ៊ុន Key Real Estate Co Ltd តម្លៃដីជីក្នុងរាជធានីភ្នំពេញក្នុងរយៈពេល ៦ ខែដំបូងនៃឆ្នាំ ២០១៨ បានកើនឡើងប្រមាណ ៤ភាគរយ បើប្រៀបធៀបទៅនឹងឆមាសទី ២ ឆ្នាំ ២០១៧។ ដោយឡែកអ្នកជំនាញបានព្យាករណ៍ថា តួលេខនេះនឹងមានសន្ទុះខ្លាំងក្នុងឆមាសទី ២ ក្នុងឆ្នាំ២០១៨ នេះ ដោយសារតែការបោះឆ្នោតជាតិ អណត្តិទី ៦ ត្រូវបានសម្រេចរួចរាល់ជាស្ថាពរ។

ទាក់ទងនឹងតម្លៃដីជំរុំមួយ ខណ្ឌដែលមានតម្លៃដីខ្ពស់ក៏នៅតែជាខណ្ឌដូនពេញ ខណ្ឌ៧មករា ខណ្ឌចំការមន និងខណ្ឌទួលគោក។ បន្ទាប់មកគឺ ខណ្ឌមានជ័យ ខណ្ឌបូស្សីកែវ ខណ្ឌសែនសុខ ខណ្ឌប្រោយចង្វារ ខណ្ឌច្បារអំពៅ ខណ្ឌពោធិ៍សែនជ័យ ខណ្ឌដង្កោ និងខណ្ឌព្រែកញ្ជើ។ ក្នុងចំណោមខណ្ឌទាំងអស់ ខណ្ឌដូនពេញ ជាពិសេសនៅក្នុងសង្កាត់ផ្សារថ្មី គឺជាតំបន់ដែលមានតម្លៃខ្ពស់បំផុតពីប្រមាណ ៣៥០០ដុល្លារ ដល់ ៨៨០០ដុល្លារ ក្នុងមួយម៉ែត្រការ៉េ។

លោក សន សៀម ដែលជាស្ថាបនិក និងជានាយកនៃក្រុមហ៊ុន Key Real Estate Co., Ltd. និងជាអ្នកឯកទេសផ្នែកអចលនទ្រព្យដ៏ល្បីល្បាញមួយរូបនៅក្នុងប្រទេសកម្ពុជាបានអោយដឹងថា៖ “នៅរយៈពេល៦ខែដំបូងនៃឆ្នាំ ២០១៨ យើងឃើញថាការវិនិយោគលើវិស័យអចលនទ្រព្យក្នុងប្រទេសគឺពុំសូវមានសន្ទុះប៉ុន្មានទេ ឬអាចនិយាយបានថាវានៅទ្រឹង។ មូលហេតុគឺដោយសារតែជិតបោះឆ្នោត ដូច្នេះហើយ អ្នកវិនិយោគពុំសូវចង់វិនិយោគលើគម្រោងធំៗ ឬទិញអចលនទ្រព្យប៉ុន្មានទេ។

អ្នកវិនិយោគភាគច្រើនរង់ចាំឱ្យបោះឆ្នោតរួច ព្រោះថាកត្តាស្ថិរភាពនយោបាយគឺជាកត្តាចាំបាច់ដែលបង្កើតទំនុកចិត្តដល់អ្នកវិនិយោគ។

លោក សន សៀម បានពន្យល់ទៀតថា “ទីផ្សារអចលនទ្រព្យនៅកម្ពុជាគឺ

ដើរដល់វ័យជំទង់ហើយ ក្នុងរយៈពេលនេះជាទូទៅ តម្លៃអចលនទ្រព្យជាពិសេស តម្លៃដីពីមួយឆ្នាំទៅមួយឆ្នាំ គឺមិនសូវស្ទុះខ្លាំងដូចកាលពី ៥ ទៅ ១០ ឆ្នាំមុននោះទេ ប៉ុន្តែនៅតែមានកំណើនជាបន្តបន្ទាប់”។

ដោយឡែកអ្វីដែលគួរអោយកត់សម្គាល់ទៅលើការវិភាគតម្លៃដីក្នុងឆមាសទី១ នេះ គឺការមានសន្ទុះនៃតម្លៃដីក្នុងខណ្ឌព្រែកញ្ជើ។

យោងតាមរបាយការណ៍ដែលនេះ តម្លៃដីនៅក្នុងខណ្ឌព្រែកញ្ជើបានកើនឡើងគួរអោយកត់សម្គាល់បើប្រៀបធៀបទៅនឹងចុងឆ្នាំ ២០១៧ ហើយអ្នកជំនាញរូបនេះក៏បានព្យាករណ៍ថា ខណ្ឌមួយនេះអាចនឹងក្លាយជាតំបន់សក្តានុពលថ្មីមួយសម្រាប់ទីផ្សារអចលនទ្រព្យដែលកំពុងតែរីកដុះដាលឥតឈប់ឈរ។

ជាការពិតណាស់ តម្លៃដីក្នុងខណ្ឌមួយនេះគឺចាត់ទុកថានៅទាបណាស់បើប្រៀបធៀបទៅនឹងតម្លៃដីក្នុងខណ្ឌដទៃទៀត។ ប៉ុន្តែអ្វីដែលគួរឱ្យកត់សម្គាល់គឺនៅដើមឆ្នាំ២០១៨នេះ វាបានកើនឡើងយ៉ាងខ្លាំងលើសពីឆ្នាំមុនពីប្រមាណ ៧,១ ភាគរយ ចាត់ទុកថាជាតំបន់កើនឡើងខ្លាំងជាងគេក្នុងចំណោមខណ្ឌទាំងអស់។ តម្លៃដីដែលមានទីតាំងនៅតាមបណ្តោយផ្លូវធំគឺកើនឡើងរហូតដល់ទៅ៨៨០ ដុល្លារក្នុងមួយម៉ែត្រការ៉េ។

ខណ្ឌព្រែកញ្ជើ កាលពីមុនជាខណ្ឌងាយក្រុងដាច់ស្រយាលមួយសម្រាប់អ្នករស់នៅទីក្រុងភ្នំពេញ ប៉ុន្តែដោយសារតែមានការពង្រីកទីក្រុង បច្ចុប្បន្នខណ្ឌមួយនេះបានក្លាយទៅជាខណ្ឌដែលមានការពេញនិយម និងទាក់ទាញអ្នកទិញដីកម្រិតតូចនិងមធ្យមជាច្រើន។

លោក សន សៀម បានមានប្រសាសន៍ថា៖ “មានកត្តាជាច្រើនដែលធ្វើឱ្យតម្លៃដីក្នុងខណ្ឌនេះមានកំណើន ទីមួយគឺ ខណ្ឌព្រែកញ្ជើគឺនៅជិតខណ្ឌសែនសុខ និងខណ្ឌបូស្សីកែវ ដែលជាខណ្ឌកំពុងមានសន្ទុះនិងភាពរីកចម្រើនខ្លាំង។ ជាការពិតណាស់ មិនយូរទេ ការរីកចម្រើននេះនឹងរីករាលដាលទៅកាន់ខណ្ឌព្រែកញ្ជើនាពេលអនាគត”។



“មូលហេតុមួយទៀតគឺ ខណ្ឌព្រែកព្នៅស្ថិតនៅជិតតំបន់ដីអភិវឌ្ឍន៍ទំហំ ២ ពាន់ហិកតារបស់ក្រុមហ៊ុន LY.P Group ដោយគ្រាន់តែឆ្លងកាត់ស្ថានមួយ តែប៉ុណ្ណោះ។ ទន្ទឹមនឹងនេះដែរ កត្តាដែលសំខាន់មួយទៀតដែលធ្វើឱ្យតម្លៃ ដីក្នុងខណ្ឌនេះកើនឡើងគួរឱ្យកត់សម្គាល់នោះ គឺដោយសារតែមានព័ត៌មាន ទាក់ទងនឹងគម្រោងស្ថាបនាកោះទេសចរណ៍ថ្មីនៅព្រែកព្នៅ។ បើទោះបីជា គម្រោងនេះមិនទាន់ច្បាស់លាស់ក៏ដោយ តែប្រសិនបើយើងវិភាគតាមទស្សនៈ ភូមិសាស្ត្រ តំបន់នេះគឺពិតជាសមរម្យសម្រាប់គម្រោងបែបនេះមែន។”

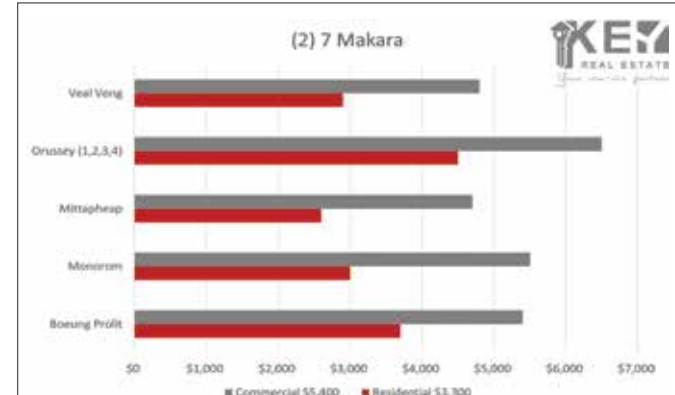
លោក សន សៀប បានបន្តទៀតថា ខណ្ឌព្រែកព្នៅក៏អាចចាត់ទុកថាជាទីតាំង ល្អមួយសម្រាប់ការវិនិយោគដី ព្រោះនៅពេលបច្ចុប្បន្ននេះតម្លៃដីនៅទាប ដែលជាឱកាសល្អសម្រាប់ការវិនិយោគ។

ដូចដែលយើងបានឃើញប៉ុន្មានឆ្នាំកន្លងមកនេះ អ្នកទិញដីខ្នាតតូចនិងមធ្យម ជាច្រើនកំពុងទិញដីនៅក្នុងតំបន់នេះ ដោយរំពឹងថានឹងលក់បានថ្លៃជាមុន នាពេលអនាគត។

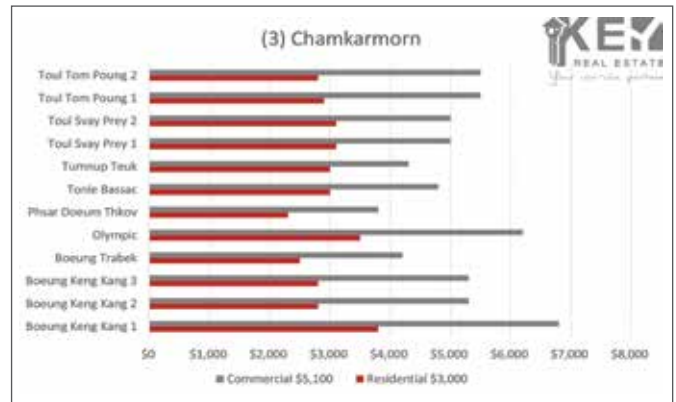
**តម្លៃដីនៅខណ្ឌដូនពេញ**



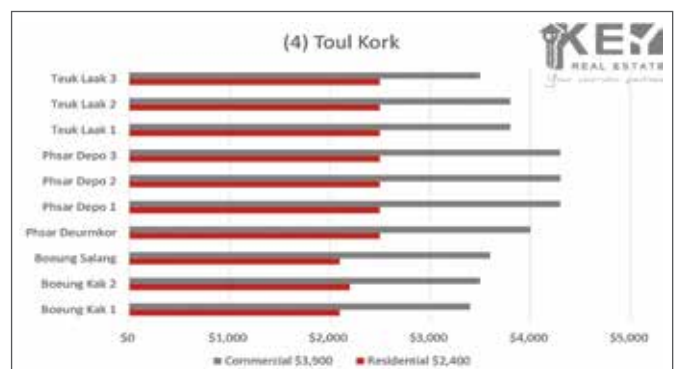
**តម្លៃដីនៅខណ្ឌ៧មករា**



**តម្លៃដីនៅខណ្ឌចំការមន**



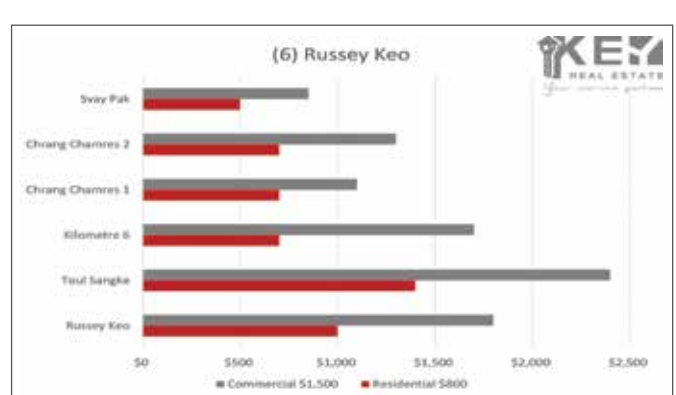
**តម្លៃដីនៅខណ្ឌទួលគោក**



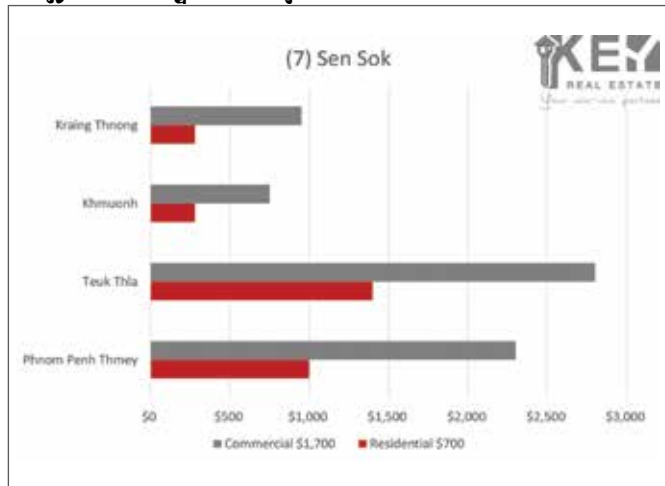
**តម្លៃដីនៅខណ្ឌមានជ័យ**



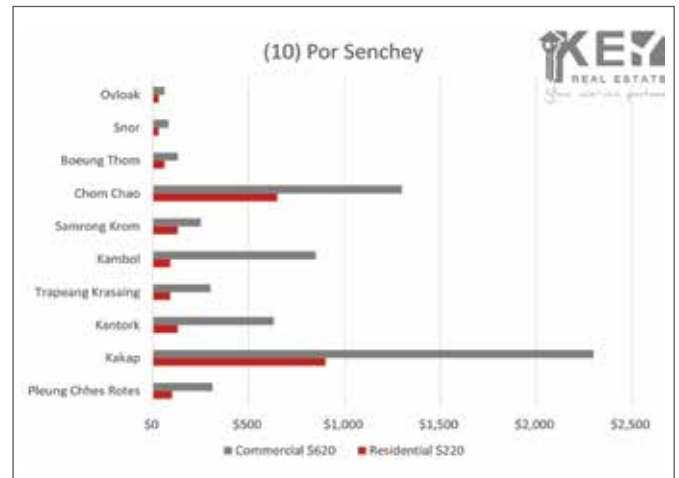
**តម្លៃដីនៅខណ្ឌបួស្រីកែវ**



### តម្លៃដីនៅខណ្ឌសែនសុខ



### តម្លៃដីនៅខណ្ឌពោធិ៍សែនជ័យ



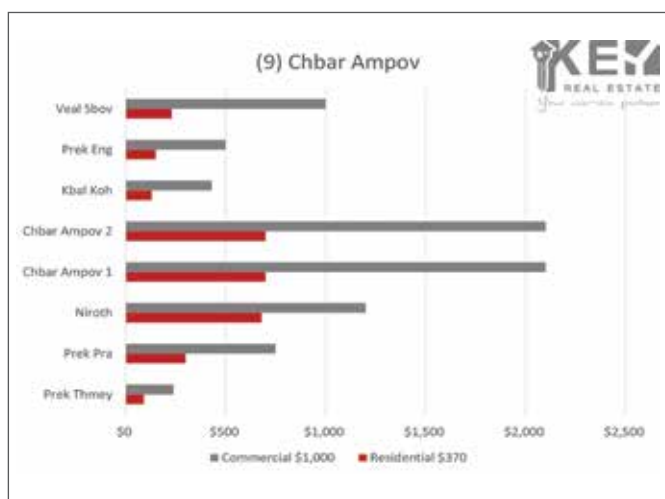
### តម្លៃដីនៅខណ្ឌជ្រោយចង្វារ



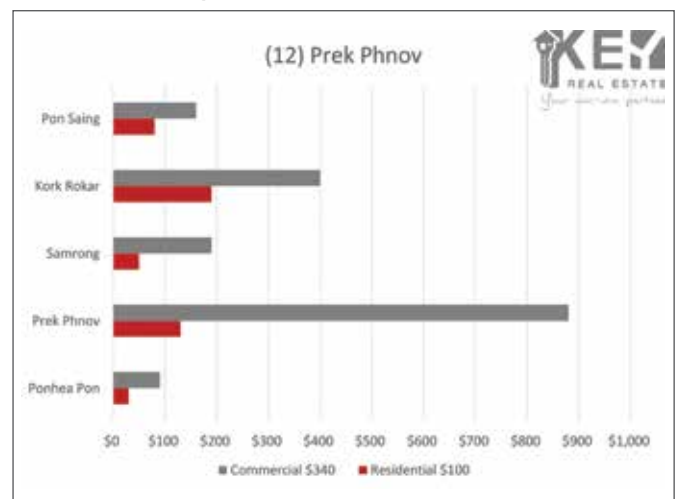
### តម្លៃដីនៅខណ្ឌដង្កោ



### តម្លៃដីនៅខណ្ឌច្បារអំពៅ



### តម្លៃដីនៅខណ្ឌព្រែកត្នោត





**ជួល លក់ និង សេវាកម្មជួសជុល សំរាប់គ្រឿងចក្រធ្ងន់ធ្ងន់ និង វិស្វកម្មសំណង់ផ្សេងៗ**  
Leasing, Sales and Services of equipment for engineering and construction



**KOMATSU CATERPILLAR SAKAI HITACHI**  
**KOBELCO MITSUBISHI SUMITOMO FURUKAWA**

ផ្ទះលេខ 62-64 E1, ផ្លូវ ព្រះចុះវិស័យ, ខណ្ឌ បួនពេញ, ភ្នំពេញ  
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- ▶ ដៃកង្កែប Auger (S.I.P & D.R.A. Method)
- ▶ ការបុកគ្រឹះដោយអ៊ីត្រូលីក (Hydraulic Pile)
- ▶ ផ្នែកសំណង់ (Construction Sector)
- ▶ ម៉ាស៊ីនភ្លើង (Generator) & កំប្រែសសី (Compressor)
- ▶ ញញូហ៊ែតត្រូ (Hydro hammer) & ម៉ាស៊ីនស្តូប (Crane)
- ▶ ម៉ាស៊ីនបុកគ្រឹះ (Pile Driver) & រោងចក្រ (Plant) & ស៊ីរ៉ូ (Cyro)



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## Understanding recent developments in Stamp Duty Tax

While prices of land across the country have significantly increased in recent years as a result of political and economic stability, revision of taxation on the stamp duty is required in order to generate more revenue for the government.

Speaking on the country's current tax rate on stamp duty, Prime Minister Samdech Techo Hun Sen called on H.E Kong Vibol, a Delegate of the Royal Government in charge as Director General of the General Department of Taxation (GDT) to consider revising the rate citing that the current tax is too low because the rate was set three or four years ago.

Indeed, over the first six months of 2018, Cambodia generated significant revenue from tax collection from the property sector. In fact, the General Department of Taxation (GDT) exceeded its yearly target reaching 61.28% within the first semester of 2018 among which Transfer Property Tax increased up to 31% compared to the same period last year.

Meanwhile, in order to ensure the efficiency of the property sector, Minister of the Ministry of Land Management Urban Planning and Construction (MLMUPC) H.E Chea Sophara ordered a shutdown on the recognition of unregistered property transfers. The order came as a result of increasing numbers of land disputes caused by the transfer of unregistered property which does not have a clear layout of the property's border and has not been recognised by the cadastral office.

With this controversial issue on stamp duty being debated many rules and announcements have recently been made, *Construction & Property Magazine* reporter, Mr. Kongleaphy Keam, sat down with a tax law manager, Mr. Vann Sinat of Bun & Associates to discuss and clarify the key issues.

### What is Stamp Duty?

Under Cambodian tax perspective, Stamp Duty is imposed /collected for the following transactions:

-Transfer of ownership or possession right on the immovable property, or capital contribution into the company in the form of immovable property, and the transfer of ownership or possession right on means of transportation and all kinds of the vehicle;

- Transfer of a portion or entire share capital;
- Contract on supplies of goods or services using government's budget; and
- Legal documents, for instance, registration letters, merging approval letters, and liquidation approval letters.

The term "Stamp Duty" is interchangeably used with the term "Registration Tax", or the term "Transfer Tax". However, to me, the most suitable translation for the tax terminology is "Stamp Duty".

In relation to immovable property, the Stamp Duty is levied at the rate of 4% on the transfer of ownership or possessory right of the properties in form of sale, gift, share capital contribution in-kind





**Mr. Vann Sinat,**  
Tax law manager, Bun & Associates

**x on property**

of the properties into the company, or whatever that causes the transfer of the said rights. The term “properties” for Stamp Duty includes land, houses, buildings, and other constructions even if the properties are already registered or not yet registered with the Cadastral Office.

**What confuses the public?**

Recently, there has been an announcement from the government about a policy of a one-time payment of Stamp Duty having a record of multiple transfers.

This has caused a viral public misunderstanding that this policy is applied to the registered title deed, more generally known as the hard title. Most title holders have understood that after they have paid stamp tax on their property, their registered title deed (hard title) one time already, they do not have to pay the tax anymore on their next transfer.

In addition, they thought that this one-

time payment policy will expire on 31 December 2018.

**What is the policy of a one-time payment of Stamp Duty?**

A one-time payment of Stamp Duty is implemented by the Cambodian tax authorities through Notification No.367 SChN (“Notification”) issued by the Cabinet on 2 May 2017. The purpose of the Notification is to strengthen and improve efficiency on Stamp Duty collections over the transfer of the possessory right of un-registered immovable properties and to manage the challenges and on-going inertia related to un-registered immovable properties.

The Notification mentions clearly that for un-registered property having a record of multiple transfers, the transferee is allowed to pay only the Stamp Duty for the latest transfer, called a one-time payment of Stamp Duty, and allowed to enjoy the deduction allowance of approximately US\$150,000 from the tax base for calculating the Stamp Duty provided that two conditions are

met: (a) the property has a record of multiple transfers occurring before 1 January 2017 and (b) it is the first registration application for the property with the Cadastral Office.

In addition to that, the transferee is also allowed to enjoy the deduction allowance of approximately US\$150,000 from the tax base for calculating the Stamp Duty provided. This simply means that there will be no stamp tax charged for the property worth less than US\$150,000.

What is the deadline of 31 December 2018 related to?

The Notification further states that the deduction allowance is granted to the transferee only by 31 December 2018, but Notification remains silent on the deadline for one-time payment of Stamp Duty. Thus, to my knowledge, the one-time payment of Stamp Duty has no deadline where the said conditions are met.

# DEVELOP

your own properties or  
invest in bulk  
properties



**W**ealthy individuals are keen to enter the property development business. They can build various projects for sale or for rental. To develop a new project today, one must consider land costs while prices have skyrocketed in prime locations. On the other hand, construction costs are also on the rise. Most importantly, the time and effort of project management during construction and afterward can be very complicated. Individuals must also consider whether it's worthwhile when it comes to the construction costs—everything from construction to design, management, sales and marketing etc. They must have an estimate on the approximate costs when it comes to all these expenses.

Building up a portfolio of buy-to-let properties seems to be a wish for many real estate investors. In Cambodia, particularly for overseas investors, they are buying properties (either condominium units or office units) in bulk for rental. It gives the investor the negotiating power to secure these units at attractive prices.

For these buy-to-let properties, individual investors are looking to yield both rental

income and capital appreciation but without the time and effort required to build a development.

There are opportunities to buy units in bulk in the soon-to-be-completed residential developments at an attractive price. Unfortunately, selling a building or a multiple number of units is also more challenging and time consuming because potential buyers are limited to medium- to large-scale investors.

However, with the oversupply of condominium units, these individual investors have stop buying units in bulk. These days, residential units available in projects in prime locations for less than US\$100,000 are ideal for rental with reasonable rental yields. Furthermore, individual investors also need to take into account the property taxes upon resale.

When it comes to buying condominium or office units in bulk, there are many hassles such as decorating and renovating the units. On the other hand, tenancy management such as collecting rent and securing tenants also requires a lot of time and effort, unless the investors are willing to appoint a property manager

to oversee and deal with these day-to-day issues.

Buying properties in bulk also allows the units to be disposed to individual investors or end-users. To ensure maximum capital gain, these individual investors can choose to sell at the time of high market value. In addition, investors are allowing flexibility in their portfolios because they own multiple units. For example, they can sell their older units instead and buy ones in newer developments, to take advantage of the higher yields offered in the newer developments - newer buildings always have clear advantages over older buildings, except selected old developments that are located in very prime locations. The development should offer extensive common facilities that cater to everyone, such as gym, swimming pool, sauna, steam rooms, recreational areas etc. to draw more potential tenants into the property.

Most importantly as an investor, you must buy the right properties, at the right prices and at the right time. A well-established, well-located property can generate up to decent gross yield in addition to capital appreciation.



## How convenience stores and minimarts shape retail markets

The retail sector in Cambodia has been buoyed by ongoing economic growth, but retailers in Cambodia has been slower to modernise and the country remains one of the most unsaturated convenience-store markets in Asia. Per-capita income is growing around 7% per year in Cambodia, and approaching the US\$1,500 level. Benefiting from that growth and rapid urbanisation, I believe the number of convenience stores in the country will soon rise.

At the same time, growth has been recorded in the convenience store and supermarket categories. It is the trend that modern retail sales accounts for a bigger proportion of total sales, from traditional venues such as small-scale grocery stores and wet markets. Major players such as Lucky Supermarket, Super Duper etc., have been part of the boom of mini-market and convenience stores that offer well-lit, air-conditioned stores with consistent high-quality offerings. They are also expanding into secondary markets to increase their presence. Although modern retails are opening at an accelerated rate, the landscape of the retail market in Cambodia is still dominated by small and medium-sized enterprises.

Outside Phnom Penh, the majority of the retail purchases in the countryside are still made in small and medium-sized, often family-owned enterprises. At present, the traditional retail channels still account for a majority of retail sales of the market, but this number is forecasted to decline in the next 10 to 15 years.

From a retail development perspective, investors are also favouring convenience stores since their return on investment

is much higher than traditional supermarkets or hypermarkets, as the initial investment is much lower. At the same time, they also sell products with clear origins and offering good customer service.

Customers these days are willing to pay a 10-20% premium over prices at these smaller convenience shops for clean stores with higher-quality goods. Minimarts are typically larger, in the 150 to 200 square metre range. These days, many of the mini marts operated by AEON Maxvalu Express also boast a product line-up on par with the supermarket, with fresh and processed foods available. In the long term, a low-cost and low-price strategy that offers a wide variety of items will be able to attract more regular customers. In terms of operation, modern small-sized supermarket like AEON Maxvalue Express also enjoy the advantages in terms of capital, business strategy and an established global distribution chain.

On the other hand, convenience store operators need to upgrade in order to remain competitive in the market. In other countries such as Thailand, their convenience stores also provide services including commissions from selling mobile-phone cards, providing bill-payment services and also acting as a collection point for other consignments.

In the future, we believe that very efficiently run convenience stores in prime locations, or those operated by premier retail developers, will lead the way in the market. Going out to shop can be a frustrating experience for some, so any convenience stores can expect steady business if they are near consumers' homes.

# TAX on real estate of Cambodia



Cambodia has seen tremendous growth in the real estate sector, both in residential and commercial developments. This growth has brought changes in the landscape of the country and also in the law and regulations relevant to the sector, including the tax code. Under tax law the term “immovable property” defines not only land but also includes houses, buildings and other improvements that are built on the land. All immovable property is subjected to 0.1% annual tax determined by the market price. On transfers, a 4% tax rate applies to registration of the immovable property that includes transfer of ownership for buildings, condominiums and other improvements.

A 10% withholding tax is applied to any income received from rentals. This tax is calculated based on the lease agreement entered between the lessor and lessee. A Prakas dated 3 November 2016 (Instruction 18410) provides guidance on obligations for implementation of the withholding tax (WHT) for real estate entities that operate in Cambodia. The Prakas guidance is to avoid being taxed twice on WHT; if the owner of the property enters into a lease agreement with the real estate entities or any property management company it is to be subjected to 10% WHT. However, if the property is subleased then it's exempted from further 10% WHT. The exemption and the WHT depend on the agreement entered between the parties.

In addition, a Prepayment of Tax on Profit (ToP), equal to 1% of monthly turnover inclusive of all taxes except VAT, is required to be paid on a monthly basis. This prepayment tax on profit applies to all corporate entities including those holding real estate.

Recently, Cambodia entered into double taxation agreements with countries like Singapore, Thailand, Brunei, Vietnam and China, so the benefit of the treaty can be obtained for any income from immovable property situated in these countries which is owned by a national of any of the relevant nations.

Cambodia levies a 2% tax on unused land, including attached abandoned buildings. With the recent introduction of the Transfer Pricing regulations that may apply to real estate transactions subject to the arm's-length standards, such transactions may include services to tenants, sharing resources, leasing transactions and financing transactions. As Transfer Pricing regulations cover related parties' transactions between Cambodian entities and offshore companies, under Prakas no. 986 issued by the Ministry of Economic and Finance, the term “related party” is defined as any immediate relative of the taxpayer or any enterprise that controls or is controlled by 20% or more of direct equity share of an enterprises.

With these recent changes in the tax law and additional tax treaties being currently negotiated, it can be expected that the Royal Government of Cambodia will continue to adjust the tax environment as relates to the real estate sector. For example, Cambodia tax laws do not have specific regulations classifying long term capital gains and short term capital gains, but such regulation may be adopted in the near future. The changes may also result in providing for various new investment vehicles, such as REITs, and establishing new tax holidays.

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## About the Author

**Sujeet S. Karkala, Legal Advisor at Sciaroni & Associates.** Sujeet is a qualified Indian Lawyer registered with the Bar Council of India. He completed his Masters in Law (LLM) from Duke University School of Law, Durham, North Carolina and obtained a Bachelors Degree in Law from Government Law College, Mumbai, India. Sujeet's expertise includes corporate law, corporate structuring, international taxation and mergers & acquisitions. He is also experienced in tax restructuring, banking transactions, and joint ventures and has specialized in advising international clients in entering and operating in emerging markets. He is fluent in English and Hindi.

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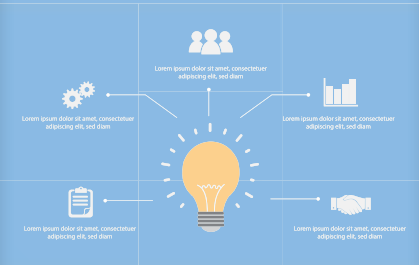
**EVENTS**  
.....  
Exhibitions

85



**LISTINGS**  
.....  
Property

88



**DIRECTORY**  
.....  
Companies

92



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# CONSTRUCTION INDUSTRY EXHIBITION & CONFERENCE



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**EVENT CALENDAR | CAMBODIA 2018 - 2019**

**Sep 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)

**Nov 2018**

**Construction Cost Savings Through the Optimization of Wind Induced Response**

**13**  
**12:00 noon**

This event will focus on wind tunnel testing techniques to optimize foundation and cladding loads. The speaker, through project case studies, will present RWDI's state-of-science modelling and analysis techniques that help maximize construction cost savings where possible.

**Location :** Rosewood Hotel Phnom Penh

**Organiser:** RWDI

**Nov-Dec 2018**

**Cambodia Constructors Association Summit & Expo 2018**

**29 - 01**

The 6th Cambodia Constructors Association Summit & Construction Industry Expo is scheduled for 29 Nov - 01 Dec, 2018 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.

**9:00AM - 18:00PM**

**Location :** Diamond Island Exhibition Center

**Organiser:** Cambodia Contractors Association



**Cambodia Constructors Association (CCA)**  
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**ACF**  
Asean Constructors Federation  
**IFAWPCA**  
International Federation of Asian and Western Pacific Contractors' Associations



**CAMBODIA EXPO 2018**  
CONSTRUCTION SUMMIT & EXPO 2018

**7th Cambodia Constructor Association Summit & Construction Industry Expo 2018**  
29 November - 01 December 2018  
Diamond Island Exhibition and Convention Center, Koh Pich, Phnom Penh





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E-mail: expo@construction-property.com / info@construction-property.com



# EVENT CALENDAR IN ASIA 2018

## 03 - 05 Sept 2018

### SHANGHAI INTELLIGENT BUILDING TECHNOLOGY

Location : Shanghai New International Expo Centre  
Organiser : Messe Frankfurt (Shanghai) Co Ltd-Beijing Office  
Tel +86 400 613 8585 1388  
building@china.messefrankfurt.com  
china.messefrankfurt.com

## 05 - 07 Sept 2018

### ENVIRONMENT & ENERGY TECH 2018

Location : Bexco (Busan Exhibition & Convention Center)  
Organiser : Bexco (Busan Exhibition & Convention Center)  
Tel +82 51-740-7360  
bisfekorea@gmail.com  
www.bexco.co.kr

## 05 - 07 Sept 2018

### BEX ASIA

Location : Marina Bay Sands  
Organiser : Reed Exhibitions Singapore  
Tel +65 6789 8800  
ask@reedexpo.com.sg  
www.reedexpo.com.sg

## 05 - 07 Sept 2018

### THE BIG 5 CONSTRUCT INDIA

Location : Bombay Convention & Exhibition Centre (BCEC)  
Organiser : FICCI (Federation of Indian Chambers of Commerce & Industry)  
Tel +91 11 23738760-70  
ficciexhibition@ficci.com  
www.ficci.com

## 05 - 09 Sept 2018

### AUCKLAND HOME SHOW

Location : ASB Showgrounds  
Organiser : Exhibitions and Events New Zealand Ltd  
Tel +64 09 976 8303  
info@eenz.net.nz  
www.eenz.net.nz

## 07 - 09 Sept 2018

### PHILCONSTRUCT MINDANAO 2018

Location : Kuala Lumpur Convention Centre (KLCC)  
Organiser : AMB Tarsus Events Group  
Tel +60 3 2692 6888  
info@klccconventioncentre.com  
www.klccconventioncentre.com

## 06 - 08 Sept 2018

### ASEAN INTERMAT

Location : IMPACT Exhibition Center  
Organiser : Impact Exhibition Management Co., Ltd.  
Tel +66 (0) 2833 4455  
info@impact.co.th  
www.impact.co.th

## 12 - 14 Sept 2018

### BMAM EXPO ASIA 2018

Location : IMPACT Exhibition Center  
Organiser : Impact Exhibition Management Co., Ltd.  
Tel +66 (0) 2833 4455  
info@impact.co.th  
www.impact.co.th

## 12 - 14 Sept 2018

### GREEN BUILDING & RETRO-FITS EXPO ASIA 2018

Location : IMPACT Exhibition Center  
Organiser : Impact Exhibition Management Co., Ltd.  
Tel +66 (0) 2833 4455  
info@impact.co.th  
www.impact.co.th

## 14 - 19 Sept 2018

### THE BRISBANE HOME SHOW

Location : Brisbane Convention & Exhibition Centre  
Organiser : Exhibitions and Events Australia Pty Ltd  
Tel +61 03 9276 5555  
info@eea.net.au  
www.eea.net.au

## 18 - 20 Sept 2018

### ASIA POWER WEEK '2018

Location : ICE - Indonesian Convention Exhibition.  
Organiser : ennWell Conferences & Exhibitions.  
Tel +62 21 2971 4600  
info@ice-indonesia.com  
www.ice-indonesia.com

## 21 - 23 Sept 2018

### HOMEDEC - KUALA LUMPUR

Location : Kuala Lumpur Convention Centre (KLCC)  
Organiser : C.I.S Network Sdn Bhd  
Tel +603-7982 4668  
info@cisnetwork.com  
www.cisnetwork.com



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**26 - 28 Sept 2018**

**WORLD SMART ENERGY WEEK - OSAKA 2018**

Location : Intex Osaka, Japan.  
 Organiser : Reed Exhibitions Japan Ltd.  
 Tel +81 (0)3 3349-8501  
 info@reedexpo.co.jp  
 www.reedexpo.co.jp/en

**02 - 04 Oct 2018**

**ARCHXPO**

Location : Marina Bay Sands  
 Organiser : CEMS (Conference & Exhibitions Management Services Pte Ltd)  
 Tel +65 6278 8666  
 info@cems.com.sg  
 www.cems.com.sg

**03 - 05 Oct 2018**

**INTRX OSAKA**

Location : Reed Exhibitions Japan Ltd.  
 Organiser : Reed Exhibitions Japan Ltd.  
 Tel +81 (0)3 3349-8501  
 info@reedexpo.co.jp  
 www.reedexpo.co.jp

**03 - 05 Oct 2018**

**DMS OSAKA DESIGN ENGINEERING EXPO 2018**

Location : Intex Osaka  
 Organiser : Reed Exhibitions Japan Ltd.  
 Tel +81 6 6612 8800  
 web@intex-osaka.com  
 www.intex-osaka.com

**05 - 07 Oct 2018**

**HOMEDEC - PENANG**

Location : Spice Convention Centre, Penang  
 Organiser : C.I.S Network Sdn Bhd  
 Tel +603-7982 4668  
 info@cisnetwork.com  
 www.cisnetwork.com

**05 - 07 Oct 2018**

**BUILDTECH ASIA**

Location : Singapore Expo  
 Organiser : Sphere Exhibits Pte Ltd  
 Tel +65 6319 4038  
 sphere@sph.com.sg  
 www.sph.com.sg

**13 - 15 Nov 2018**

**ONEBUILD - KUALA LUMPUR 2018**

Location : Kuala Lumpur Convention Centre (KLCC)  
 Organiser : One International Exhibition Sdn Bhd  
 Tel +60 3 2333 2888  
 info@klccconventioncentre.com  
 www.klccconventioncentre.com

**15 - 17 Nov 2018**

**NCEC - NATIONAL CONSTRUCTION EQUIPMENT CONVENTION 2018**

Location : Sydney Showground - Olympic Park  
 Organiser : Exhibitions & Trade Fairs  
 Tel +61 (02) 9704 1111  
 sales@sydneyshowground.com.au  
 www.sydneyshowground.com.au

**20 - 22 Nov 2018**

**JAPAN HOME & BUILDING SHOW 2018**

Location : Tokyo International Exhibition Center  
 Organiser : JMA  
 Tel +81 (0)3 5530 1111  
 www.bigsight.jp

**06 - 09 Dec 2018**

**ZAK DOORS & WINDOWS EXPO MUMBAI 2018**

Location : Bandra-Kurla Complex (MMRDA Grounds)  
 Organiser : Zak Group  
 Tel +91 22 26590001  
 mmrda@giasbm01.vsnl.net.in  
 www.mmrdamumbai.org

**12 - 12 Dec 2018**

**INTERNATIONAL BUILDING & URBAN DEVELOPMENT EXPO 2018**

Location : Tokyo International Exhibition Center  
 Organiser : Reed Exhibitions Japan Ltd.  
 Tel +81 (0)3 5530 1111  
 www.bigsight.jp

**12 - 14 Dec 2018**

**JAPAN BUILD 2018**

Location : Tokyo International Exhibition Center  
 Organiser : Reed Exhibitions Japan Ltd.  
 Tel +81 (0)3 5530 1111  
 www.bigsight.jp

**13 - 16 Dec 2018**

**TAIPEI BUILDING SHOW 2018**

Location : Taipei Nangang Exhibition Center  
 Organiser : Supperline International Enterprise Co. Ltd  
 Tel +886 2 2725 5200  
 niec@taitra.org.tw  
 www.twtcnangang.com.tw

**For More Event Details  
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**BUILDING & CONSTRUCTION EXHIBITION**

**13 ▶ 15**  
 NOVEMBER 2018  
 KUALA LUMPUR  
 CONVENTION CENTRE  
 MALAYSIA



Flat For Sale

**\$290,000**

ID: L000309

Land size: 270 sq.m  
 Building size: 4m x 16m  
 Rooms: 4, (2.5 Floors)  
 Sangkat Phnom Penh Thmey, Khan Sen Sok, Phnom Penh City.



Villa For Sale

**\$3,000,000**

ID: L000258

Land size: 1,000 sq.m  
 Sangkat Chroy Changvar, Khan Chroy Changvar, Phnom Penh City.



Land For Sale

**\$1,000 / sq.m**

ID: L000278

Land size: 50m x 37m  
 Sangkat Chbar Ampov1, Khan Chbar Ampov, Phnom Penh City.



Flat For Sale

**\$170,000 / unit**

ID: L000418

Land size: 4m x 12m  
 Building size: 4m x 12m  
 Rooms: 3, (2 Floors)  
 Sangkat Svay Dangcum, Khan Siem Reap, Siem Reap City.



Villa For Sale

**\$2,500,000**

ID: L000426

Land size: 20m x 40m  
 Building size: 18m x 17m  
 Rooms: 5  
 Sangkat Boueng Kak II, Khan Toul Kork, Phnom Penh City.



Flat For Sale

**\$250,000**

ID: L000266

Land size: 64 sq.m  
 Building size: 5m x 12m (2.5 Floors)  
 Sangkat Tounle Bassac, Khan Chamkar Morn, Phnom Penh City.



Flat For Sale

**\$530,000**

ID: L000232

Land size: 342 sq.m  
 Building size: 12m x 12m  
 Rooms: 20, (4 Floors)  
 Sangkat Boueng Kak2, Khan Toul Kork, Phnom Penh City.



Flat For Sale

**\$1,600,000**

ID: L000351

Land size: 25m x 20m  
 Rooms: 4, (3 Floors)  
 Sangkat Beoung kak 2, Khan Toul kork, Phnom Penh City.



Villa For Sale

**\$190,000**

ID: L000291

Land size: 7.5m x 17m  
 Building size: 5.9m x 11m (2 Floors)  
 Sangkat Kraing Thnong, Khan Sen Sok, Phnom Penh City.



023 880 995

info@keyrealestate.com.kh

016 999 519

www.keyrealestate.com.kh

អគារលេខ 92AB, ផ្លូវលេខ 289, សង្កាត់បឹងកក់ 2, ខណ្ឌទួលគោក, រាជធានីភ្នំពេញ.



Villa For Rent

**\$1,500 / Month**

ID: L000303

Building size: 8m x 12m  
Rooms: 4, Bathroom : 6,  
Sangkat Teuk Thla, Khan  
Sen Sok, Phnom Penh City.



Villa For Rent

**\$1,300 / Month**

ID: L000245

Building size: 6m x 12m  
Rooms: 4, (2 Floors)  
Sangkat Phnom Pen Thmey, Khan  
Sen Sok, Phnom Penh City.



Flat For Rent

**\$6,000 / Month**

ID: L000227

Land size: 11m x23m  
Building size: 9m x 23m  
(2.5 Floors)  
Sangkat Toul Sangke, Khan  
Russeykeo, Phnom Penh City.



Villa For Rent

**\$2,200 / Month**

ID: L000423

Land size: 20m x 25m  
Flat: 7, (3 Floors)  
Sangkat Boueng Kak 1, Khan  
Toul kork, Phnom Penh City.



Flat For Rent

**\$3,800 / Month**

ID: L000343

Land size: 14m x 24m  
Building size: 13.5mx 24m  
Rooms: 24, (2 Floors)  
Sangkat Tuek Leak3, Khan  
Toul kork, Phnom Penh City.



Warehouse For Rent

**\$2,000 / Month**

ID: L000335

Building size: 13m x 50m  
Sangkat Phnom Pen Thmey, Khan  
Sen Sok, Phnom Penh City.



Building For Rent

**\$10,000 / Month**

ID: L000271

Land size: 28m x 35m  
Building size: 5,000 sq.m  
(6 Floors)  
Sangkat Niroth, Khan  
Chbar Ampoue, Phnom Penh City.



Land For Sale

**\$3,300 / sq.m**

ID: L000292

Land size: 518 sq.m  
Sangkat Boueng Kok 1, Khan  
Toul Kork, Phnom Penh City.



Villa For Rent

**\$3,000 / Month**

ID: L000384

(2 Floors)  
Sangkat Phnom Penh Thmey, Khan  
Sen Sok, Phnom Penh City.



☎ 023 880 995

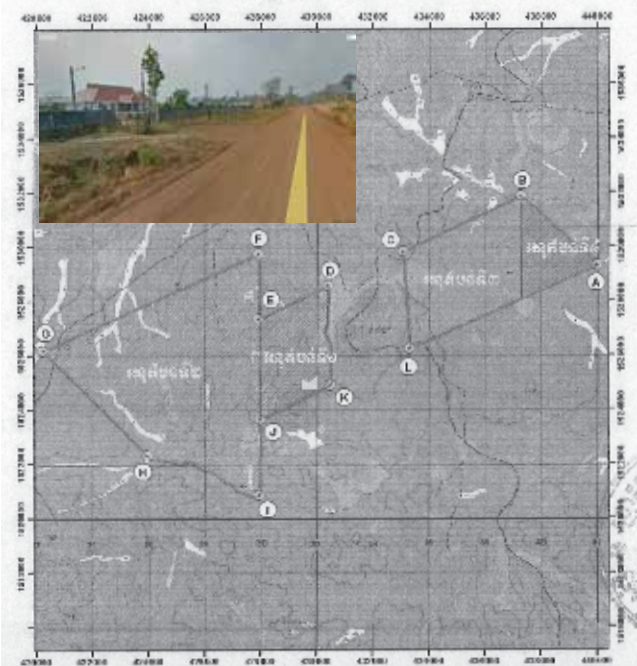
✉ info@keyrealestate.com.kh

☎ 016 999 519

🌐 www.keyrealestate.com.kh

📍 អគារលេខ 92AB, ផ្លូវលេខ 289, សង្កាត់បឹងកក់ 2, ខណ្ឌទួលគោក, រាជធានីភ្នំពេញ.

**PROPOSE AGRICULTURE LAND 4,000H.A**



- 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 (ផ្ទះល្វែង)**  
**Sale: \$295,000 Rent: \$800**

- ទំហំផ្ទះ (House Size): 16m x 4m
  - បន្ទប់គេង ៥ បន្ទប់ទឹក ៦
  - ទីតាំងផ្លូវសឡា 371 (Along 371 Sorlar Road)
  - ទីតាំងល្អសម្រាប់អាជីវកម្មខ្នាតតូច ឬហាងលក់ដូ (Good location for small business or retail.)
- 077 566 888 / 066 611 168



**SHOP HOUSE FOR SALE (ផ្ទះល្វែងលក់) \$230,000**

- ទំហំផ្ទះ (House Size): 18m x 4m
  - បន្ទប់គេង ៤ បន្ទប់ទឹក ៣
  - ទីតាំងក្នុងប្លុករតនាដ្ឋាហ្សា២ (Located in Rattana Plaza II)
  - ទីតាំងល្អសម្រាប់ស្នាក់នៅ និងស្នាក់ការក្រុមហ៊ុន ជិតផ្សារសាលា (ផ្ទះកំពុងជួល \$600/ខែ)
- 077 566 888 / 066 611 168

**Land for Sale**

**21 h.a (១+២+៣)**  
**\$280/m<sup>2</sup>**  
 Located in Best Area high investment return like Borey and Shophouse

**Please Contact:**  
**066 611 168**  
**077 566 888**



## BIG LAND FOR SALE \$700/m<sup>2</sup>

- Land Size: Approx. 100,000m<sup>2</sup>
- 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**



**ដីលក់ ជាប់ផ្លូវជាតិ \$50/m<sup>2</sup>**



- 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/m<sup>2</sup>

- ទំហំដី: 40m \* 60m
  - ស្ថិតក្នុងទីរួមខេត្តសៀមរាប ក្រោយមន្ទីរពេទ្យគន្ធរបុប្ផា ជិតផ្សារក្រឡាញ់
- 077 566 888 / 066 611 168



## LAND FOR SALE \$1,000/m<sup>2</sup>

- Land Size: 3 plots = 4100m<sup>2</sup>
  - 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



**ដីលក់ចន្លាត់ \$230,000**



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



**ដីលក់ចន្លាត់ \$230,000**



- ទំហំដី 20\*60ម
  - ចម្ងាយ 2,5គ.ម ពីស្ពានច្បារអំពៅ ជិតបុរីបឹងហ្លួតបឹងស្នោ
  - ល្អបំផុតសម្រាប់លំនៅដ្ឋាន ឃ្លាំង និងសំបូកម្មខ្នាតតូច
- សូមទំនាក់ទំនង**  
☎ 077 566 888 / 066 611 168



**LAND FOR SALE IN PREK KAMPIES, DANG KOR, PHNOM PENH**  
Land Size: 76,260m<sup>2</sup> (US\$120/m<sup>2</sup>)  
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/m<sup>2</sup>) ② Land Size: 40mx200m (US\$70/m<sup>2</sup>)  
Location: Prek Eng (About 5km from Chbar Ampov Bridge)  
\* Good location for Villa (Existing road 8m wide) **Tel: 077 511 168**



**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

**CHINA SINOMACH SOUTHEAST MACHINERY (CAMBODIA) CO.,LTD**  
 [a]: #142, NR.4, Iom, Sangkat Kontok, Khan Posenchey, Phnom Penh  
 [t]: (855-88) 321 7858  
 [e]: dn@dnmachinery.com  
 [w]: www.dnmachinery.com

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 [e]: danborapich@gmail.com

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 [a]: Time Tower (9th floor) #331, St. 271, 12311, Phnom Penh, Cambodia.  
 [t]: (855-15) 569 888  
 [e]: info@ccw.com.kh  
 [w]: www.fosroc.com

**CH STEEL WIRE INDUSTRIES (CAMBODIA) CO.,LTD.**  
 [a]: Lot No. P2-073, National Road 4, PPSZ, Sangkat Kantouk, Khan Posenchey, Phnom Penh, Cambodia.  
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 [e]: hmthai@chuanhuat.com.my  
 [w]: www.chuanhuat.com.my

**CKCD TIMBERS WOODS ARCHITECTS AND DECOR CO., LTD.**  
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 [w]: english.hanwhacorp.co.kr

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 [t]: (855-23) 23 221 898  
 [e]: info@cmccc.com  
 [w]: www.cmccc.com

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 [t]: (855-23) 219 646  
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 [w]: www.dhinimex.com

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 [t]: (855-97) 865 6618  
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 [w]: www.dynamic.com.kh

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 [t]: (855-23) 427 788  
 [e]: dpcgroup@online.com.kh  
 [w]: www.dpcc.com.kh

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 [t]: (855-23) 66 88 788  
 [e]: info@etscambo.com  
 [w]: www.etscambo.com

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 [t]: (855-23) 969 888  
 [e]: info@emc.com.kh  
 [w]: www.emc.com.kh

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 [e]: info@emeraldplus.biz  
 [w]: www.emeraldplus.biz

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 [a]: #116, St.113, 12158, Phnom Penh  
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 [e]: kimdorn@eqgroup.com

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 [t]: (855-23) 231 878  
 [e]: ecmsale@jit.com.kh  
 [w]: www.jit.com.kh

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 [t]: (855-23) 890 205  
 [e]: info@ecoaec.com  
 [w]: www.ecoaec.com

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 [t]: (885-23) 43 22 77  
 [e]: khorn@empirepools.com.kh  
 [w]: www.empirepool.com.kh

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 [a]: #124, St. 3, 12301, Phnom Penh  
 [t]: (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

**GLOBAL CAMSTAR CO.,LTD**  
 [a]: No.201, St. 217, 12160, Phnom Penh.  
 [t]: (885-23) 997 768  
 [e]: info@gcs.com.kh  
 [w]: www.gcs.com.kh

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 [t]: (855-11) 558 337  
 [e]: beauvoirtheng@gmail.com

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 [t]: (855-23) 99 09 99  
 [e]: polly@grandhome.asia  
 [w]: www.grandhome.asia

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 [a]: #22F-22G, St.598, 12152, Phnom Penh  
 [t]: (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  
 [e]: hengasiahp@yahoo.com  
 [w]: www.hengasia.com

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

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 [m]: (855-23) 504 1 888/ 11 880 686  
 [e]: kao.vothy@ngyheng.com.kh  
 [w]: www.ngyheng.com.kh

**HUA CHUANXIN INTERNATIONAL CONSTRUCTION CO.,LTD**  
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 [t]: (855-97) 877 95 98  
 [e]: 314665122@qq.com

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 [t]: (855-23) 990 214  
 [e]: sky1686@hanwha.com  
 [w]: english.hanwhacorp.co.kr

**HANVICO CAMBODIA CO., LTD**  
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 [t]: (855-23) 987 598  
 [e]: hanvico@hanvico.com.vn  
 [w]: www.hanvico.com.vn

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 [t]: (855-23) 882 708  
 [e]: gf@gavani-factory.com

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 [t]: (855-23) 900 689  
 [e]: sovannarith.chan@haecam.com  
 [w]: www.huanelectric.com

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 [t]: (885-92) 79 09 99  
 [e]: khol\_ly@yahoo.com

**INTERNATIONAL CONSTRUCTION SOLUTION CRANES (CAMBODIA) CO.,LTD.**  
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 [t]: (855-97) 369 3181  
 [e]: ratnak1sme@gmail.com

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 [t]: (855-23) 222 336  
 [e]: francis@inovarfloor.com  
 [w]: www.inovarfloor.com

**JOTUN JOTUN CAMBODIA LIMITED**  
 [a]: #113, Mao Tse Tong Blvd., Phnom Penh  
 [t]: (855-78) 755 755  
 [e]: infokh@jotun.com  
 [w]: www.jotun.com.kh

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

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 [t]: (855-23) 211 854  
 [e]: kimseng.thai@jcmnippon.com  
 [w]: www.jcmnippon.com

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 [e]: t\_nakamura@ssth.co.jp  
 [w]: www.cca.org.kh

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

**KIE KIE FEPRO CO., LTD.**  
 [a]: #144, St. 143, 12306 Phnom Penh  
 [t]: (85) 23 215 590 (O)  
 [e]: sales@kie-fepro.com  
 [w]: www.kie-fepro.com

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 [a]: #240, ANINA Building, St.271, 12351, Phnom Penh.  
 [t]: (885-89) 666 587  
 [e]: takao-ha@kisco-net.jp

**KHI HOUT CO.,LTD.**  
 [a]: No.335 ABCD, Mao Tse Tong Blvd (245), 12153, Phnom Penh  
 [t]: (855-23) 88 13 11  
 [e]: thenghout@khihout.com

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 [t]: (885-92) 888 982  
 [e]: hengvuthy45@gmail.com

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 [t]: (855-23) 722 532  
 [e]: lbl.international@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

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 [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) 647 762  
 [e]: office.cambodia@legrandelectric.com  
 [w]: www.legrand.com

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

**MINEBEA (CAMBODIA) CO.,LTD.**  
 [a]: Phnom Penh Special Economic Zone, National Road 4, Sangkat Phleung Chhes Rotes, Khan Posenchey, Phnom Penh, Cambodia  
 [t]: (885-16) 207 385  
 [e]: tshiozaki@minebea.com.kh

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 [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**  
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 [t]: (855-23) 993 142  
 [f]: (855-23) 215 514  
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**MEANCHEY INTERNATIONAL INVESTMENT CO.,LTD**  
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 [e]: info@borey999.com  
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**MIXTRA ELECTRIC CO.,LTD**  
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**MPM Mekong Property Management Co.,Ltd**  
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**NOVARE DESIGN INTERNATIONAL Ltd**  
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**NURI E&C Engineering & Construction**  
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**NEW CONSOLIDATED MAX WORLD (CAMBODIA) CO. LTD**  
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 [e]: laurence@ncmaxworld.com

**PROPERTY MANAGEMENT GROUP CO.,LTD**  
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**PCG CO-OPERATION CO., LTD**  
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**PEB STEEL BUILDING CO., LTD**  
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**PROFESSION ENGINEER PLUS. CO.,LTD(PEP)**  
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**P. K LIGHT BLOCK CO. LTD.**  
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**PHNOM PENH PRECAST PLANTS**  
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**PHNOM PENH PLASTIC PRODUCTS**  
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**BRANCH OF P.T.S GROUP CO., LTD**  
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**REAL ESTATE.COM.KH**  
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**RTD ENTERPRISE PTE LTD.**  
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**RIECKERMANN (CAMBODIA) CO., LTD**  
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**SUN HOUR GROUP**  
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**SPORTS ENGINEERING AND RECREATION ASIA (CAMBODIA) CO., LTD.**  
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**SOIL TESTING LABORATORY CO., LTD**  
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**SEA TOP LOGISTICS (CAMBODIA) CO. LTD.**  
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**SENG ENTERPRISES CO., LTD.**  
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 [t]: (885-12) 661 573  
 [f]: (885-16) 514 162  
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**T-RO CONSTRUCTION CO., LTD.**  
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**TAING CHENG OING CONSTRUCTION CO.,LTD**  
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 [t]: (855-23) 881 238  
 [m]: (855-12) 887 882  
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**TEM TRADING CO., LTD**  
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 [m]: (855-23) 63 63 030  
 [m]: (855-95) 829 992/3  
 [e]: sales@tem-trading.com  
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**TAIWAN KAMHWA CRUSHING INTERNATIONAL CO., LTD**  
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 [t]: (855-23) 555 1002  
 [m]: (855-12) 816 720  
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**TK GENERATION CO., LTD.**  
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 [e]: info@vrkcorporation.com  
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**ANGKORTEL INVESTMENT CO., LTD.**

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**TPB-TV DEVELOPMENT CO., LTD.**

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 Sangkat Takhmao, Takhmao Town,  
 Kandal Province, Cambodia.  
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**VANN SOPHY GROUP CO., LTD.**

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 [f]: (855-23) 999 904  
 [e]: gio-police@yahoo.com  
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**Construction, Architect, Design, Consultant and Construction Management Listing**

**ASIA CONCRETE COMPANY LTD.**

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**TOP TAI SCAFFOLDINGS INTERNATIONAL CO.,LTD.**

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**VOOLIM COMPANY LIMITED**

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**7NG GROUP CO., LTD.**

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 [e]: vannyrcaf@yahoo.com  
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**T & B IMPORT EXPORT AND CONSTRUCTION CO.,LTD.**

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 12207, Phnom Penh  
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**Vattanac Transformers Supply Co.,Ltd**

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**AA Interiors Cambodia Ltd**

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**ATS CAMBODIA**

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**UMG CAMBODIA**

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**V STRAND CO., LTD.**

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**AAP GROUP CO., LTD.**

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 [n]: (855-23) 996 238  
 [e]: business@aapgroup.com.kh  
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**Biz & Trust Group Co., Ltd.**

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**UNK (CAMBODIA) CO., LTD**

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**ACME EQUIPMENT PTE LTD**

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**BITUS CONSTRUCTION & DEVELOPMENT**

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**UC DESIGN BUILD CO.,LTD.**

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**WIKI TRADE COMPANY LTD.**

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**Advance Construction (Cambodia) Co., Ltd.**

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**BKE - British Khmer Engineering Lte.**

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**UPG (CAMBODIA) CO., LTD.**

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**WHASHIN CAMBO GROUP CO.,LTD.**

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**BUILD CITY INVESTMENT CO.,LTD.**

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**VON-CHIMIN IMPORT EXPORT CO.,LTD**

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**ZAMIL STEEL BUILDINGS VIETNAM CO. LTD**

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**Blue Hill Engineering Service Co., Ltd.**

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 [f]: (855-23) 6 2222 09  
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 [w]: www.kambahwa.com

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 [w]: www.tem-trading.com

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 [e]: tkgeneration.sales@gmail.com

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 [e]: kyseshop@yahoo.com

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 [e]: info@troconstruction.com  
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 [e]: socheat.ny@vtstrading.com

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 [w]: www.vw-gas.com

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in any prime power or  
stand-by operations

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# POLYGON

## PP-R PIPE SYSTEM

# PP-R

## PIPE SYSTEM

- PP-R Pipe
- PP-R Stable Composite Pipe
- PP-R Antibacterial Pipe
- PP-R Fibre Pipe
- PP-R Copper Pipe

