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THE VISITING WAS MORE THAN JUST A SYMBOLIC INSPECTION IN THE FACE OF THE COVID-19 PANDEMIC

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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 centres, 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 members 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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Cover Photo: Prime Minister Samdech Techo Hun Sen (Front) and Head House View of New PP Int'l Airport by Foster & Partner

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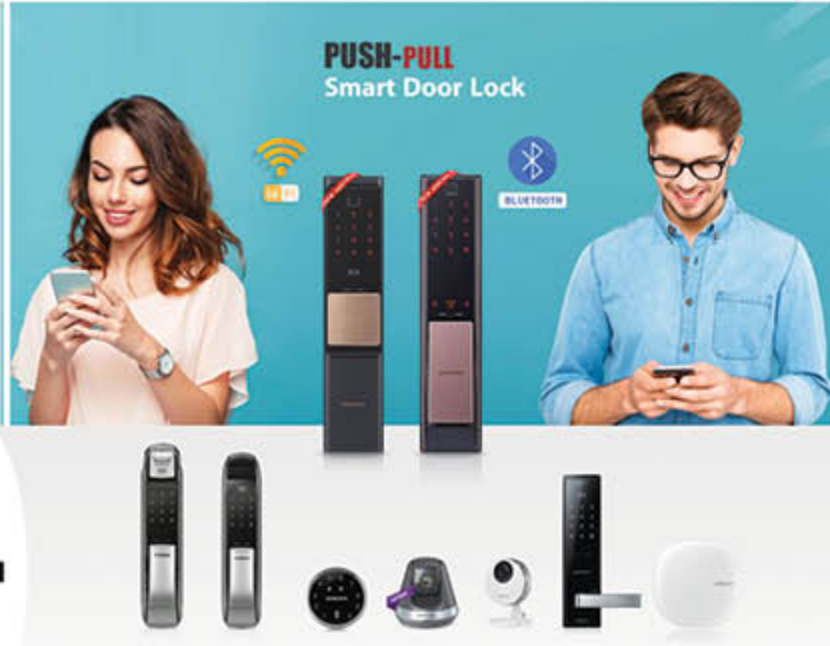


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From the PUBLISHER



In 2020, Cambodia's construction and property industries, as well as the overall economy, have been hit hard by the COV-D-19 pandemic. However, thanks to the vision and rapid response of the Royal Government of Cambodia, the kingdom has effectively balanced its economy and is gradually recovering from the impact of the crisis. While work on many major infrastructure projects remains on track, the nation's property sector continues to pin its hopes on the inflow of direct overseas investments to maintain momentum.

Publishing 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-based insight related to the sectors.

The first section touches on overall developments in construction locally and internationally, including new and ongoing projects and their impact on the nation's economic growth. The second section highlights general information and activities related to the CCA, whose goal is to promote the construction industry in the kingdom. The third part looks at the latest updates on a 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 46th Issue (July-August 2020), you will find the latest information and expert analysis on local and regional construction and property projects in our three main sub-sections.

In the construction section, we provide a critical observation on the Cambodian Prime Minister's recent inspection of the new Phnom Penh International Airport which represented not only a strong endorsement of the project but of the construction sector as a whole and in particular the employment creation opportunities. We also focus on how the new CPP HQ building is 95% complete and how the COVID-19 crisis has not hampered major road infrastructure projects.

Our Association section focuses on how the CCA Construction Expo scheduled for December 2020 is yet to be confirmed due to fears over COVID-19, how the CCA joined the recent online 49th ACF meeting which discussed the impact of COVID-10 and also how the CCA attended the IFAWPCA video conference.

In Property news, we analyse the impact of disappearing Chinese buyers on the real estate market, the upcoming launch of 7-Eleven franchises across Cambodia and the registration by the MoE of over 3,000 hectares of natural heritage sites.

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 hope that everyone and their family stays safe and has a successful and prosperous 2020.

Sincerely Yours,
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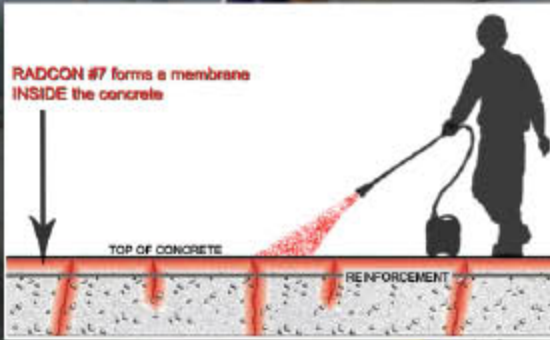
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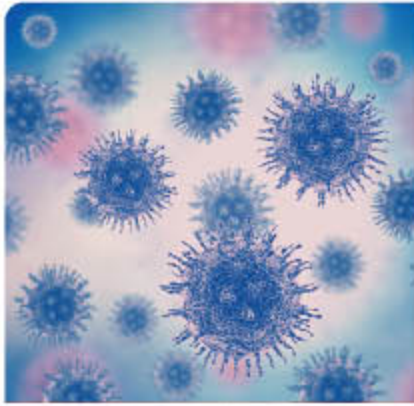
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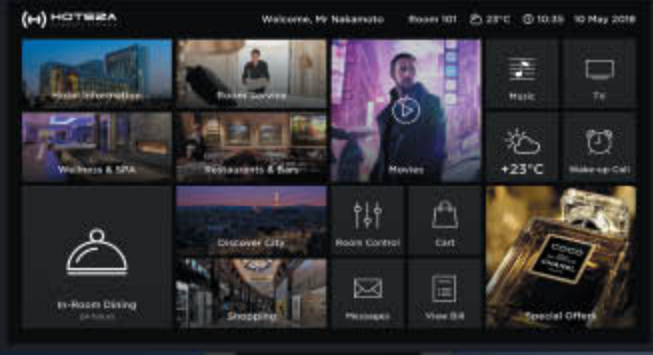


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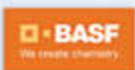
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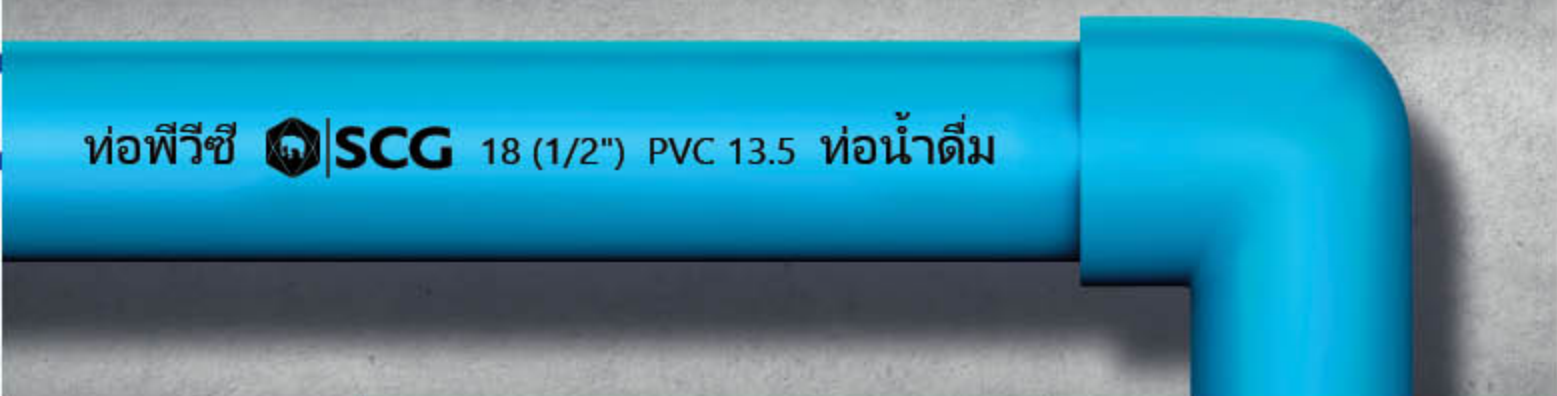
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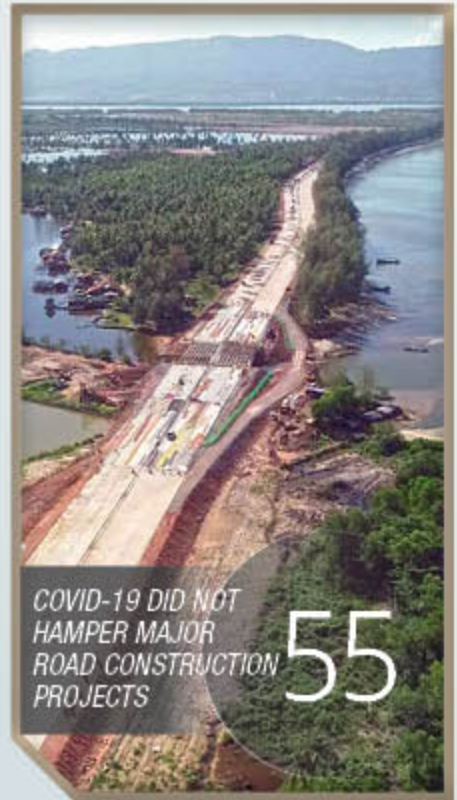
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AIIB & ADB to Loan Philippines US\$750m Loan to Manage COVID-19 Impact

The Philippines has been offered a US\$750 million loan from the Asian Infrastructure Investment Bank (AIIB) and the Asian Development Bank (ADB) to assist the nation kickstart its economy following a slump caused by the COVID-19 pandemic.

The loan is intended to help the Philippines increase its testing program and provide support to affected workers. AIIB Vice President DJ Pandian, explained that, "The focus of our efforts is to help the government tackle the immediate health and economic challenges posed by the pandemic. AIIB's support will contribute to building economic resilience and ensuring quick recovery."

Having implemented one of the strictest lockdowns in the ASEAN region over three months ago, the IMF has estimated that the impact of COVID-19 will reduce economic growth on the island archipelago nation to just one percentage point. Meanwhile, consultant Global Data has also predicted that growth in the construction sector is expected to shrink to 1.2% instead of the pre-COVID-19 forecast of 8%.



Indonesia Invites Japanese Companies to Cooperate on Rail Link Extension

With China and Japan bitter rivals for the controversial Jakarta-Bandung high speed rail link and China emerging victorious with the US\$6 billion contract, the government of Indonesia is now welcoming Japanese companies to bid on an extension of the route from Bandung to Surabaya.

Indonesian Economic Affairs Minister Airlangga Hartarto made the integrated rail link extension announcement during an online press conference on Friday 29 May. "To be more economically viable, the Jakarta-Bandung railway project should not only end in Bandung, but continue to Surabaya," he said.

President Widodo has also reportedly proposed inviting a consortium of Japanese investors to join the Indonesia-China consortium constructing the Bandung link. The proposed rail link cooperation is part of an overall review of 89 infrastructure projects planned until 2023 and worth about US\$100 billion, which is being undertaken in response to the COVID-19 pandemic.

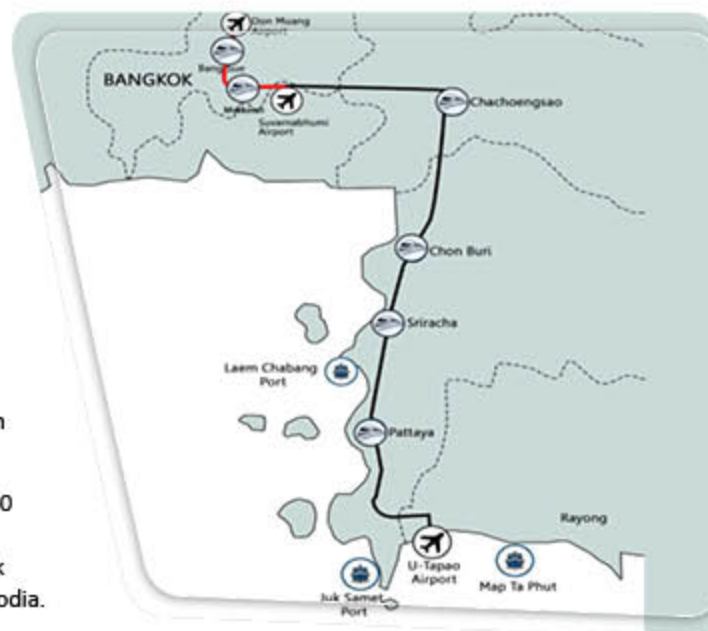


Thai Government Approves US\$9bn Pattaya Airport Expansion

A consortium led by Bangkok skytrain and metro operator BTS has been given the green light by the government of Thailand to expand U-Tapao International Airport near Pattaya.

The consortium, which includes Bangkok Airways and Sino-Thai Engineering & Construction, plans to build a third terminal and cargo and plane maintenance centres as well as create a US\$7.2 billion, 220km rail link running between U-Tapao and Don Muang airport in the west of Bangkok. The expanded airport would be managed by Japan's Narita International Airport Corporation and is a key part of the planned Eastern Economic Corridor (EEC).

After the upgrade, U-Tapao is expected to have a passenger capacity of 60 million, putting it in the first rank of international airports. The proposed airport expansion also ties in, with discussions taking place, with Bangkok Airways to expand the old, unused airport in Koh Kong province in Cambodia.





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New National Achievements Touted by Prime Minister

"Khmer Can Do", "the Rock of Love" and "the Tree of Love" - these three new names were coined by Samdech Techo Prime Minister Hun Sen for three of the newly-built roads among 34 road development projects in Sihanoukville during his inspection visit on the progress of the construction projects on 01 June 2020.

"Khmer Can Do" is the name for a place where the mountain has had to be cut through the middle to build the road.

With the applause of the people accompanying the occasion full of national pride, Samdech Techo explained the meaning of "Khmer Can Do".

In addition to the quantitative proportion of the length and the number of roads and the amount of money to be used for the 34 roads, what he would like to convey with the three road names is the spirit of solidarity, commitment and budget that comes from the Khmer blood itself, which can testify to Cambodia's ability to maintain its independence and national sovereignty.



Land Ministry to Draw Up a Budget of about US\$100 Million for LASED III

The Ministry of Land Management Urban Planning and Construction (MLMUPC) is preparing to propose another project on the Land Allocation for Social and Economic Development Phase III to improve the living standards of people through allocating land for agriculture and building houses.

The proposed project will utilise a budget of US\$100 million, according to Mr Rithy Ratanakchey Sith, Deputy Director of Social Land Concession Department of MLMUPC during an interview with *Construction & Property Magazine* on 05 May 2020.

Ratanakchey Sith said that the third phase of the project has a budget of about US\$100 million budget from the World Bank with a timeframe of six years, although the target area is yet to be identified. Ratanakchey Sith stressed that LASED III has three objectives: 1) Community land registration for indigenous peoples in order to protect their land, 2) The use of Commune-Sangkat lands for the long term to ensure a clear division between private and public land, and 3) Finding potential land to provide to poor people who do not have land.



Mondulhiri Preparing Integrated Master Plan for Tourism Development

The Ministry of Tourism is preparing an Integrated Master Plan for Mondulhiri's tourism development, which includes Cambodia's famous "Sea of Forest", to transform this naturally rich province into a well-known eco-tourism destination for improved economic development in the country and the region which includes building a new airport in the province

In a meeting of the Inter-Ministerial Committee for the Study of the Mondulhiri Tourism Development Master Plan on 11 May 2020, HE Dr Thong Khon, Minister of Tourism, mentioned that tourism is an inter-sectoral industry, which must be supported from relevant sectors such as environment, agriculture, culture, water, electricity, modern technology and many other areas. He noted, in particular, the importance of land use planning for the whole province's infrastructure and airport.





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US\$2 MILLION OLYMPIC SWIMMING POOL IN BATTAMBANG 60% COMPLETE

The construction of a US\$2 million Olympic-sized swimming pool in Battambang is now 60% complete after 8 months of construction work, according to the official website of the Ministry of Information on 14 May 2020.

Mr Hem Kiri, Secretary of the Khmer Swimming Federation, said the construction is 60% complete after the first 8 months of the project. The key main features of the whole construction such as the swimming pool itself, and the jumping and warm-up areas are now complete. In addition, the whole building structure is also finished. He added that the project will take 24 months (2 years) to finish and could be completed as planned or may complete prior to the scheduled deadline if there are no disruptions on the construction process.

The ground was broken on the Battambang Olympic-sized swimming pool on 15 August 2019, with an area of 112 x 65 metres, located in the University of Battambang. The total budget of the project is US\$2 million, and it is being built as part of the preparations for Cambodia hosting the 2023 SEA Games.



Three More Underpasses to Be Built Modernising the Capital's Infrastructure

Phnom Penh City Hall currently plans to build three more underpasses in three different areas on National Road 1, Russian Federation Boulevard, in front of the Institute of Foreign Languages and Kdan Pi Park area near Ministry of Defense, to facilitate better traffic flow in the city.

The first underpass is to be located at the crossroads on NR1 connecting PH ECO MALL in Sangkat Nirouth, Chbar Ampov district, Phnom Penh. The project is an initiative of H.E Governor Koung Sreng's after he requested construction by Borey Peng Huoth (Boeung Snuo). The second underpass will be constructed in front of the Institute of Foreign Languages (IFL) of the Royal University of Phnom Penh, along Russian Federation Road. The underpass will connect St. 271 right into the institute, to cut down traffic congestion and accidents. The third underpass will be built at the Kdan Pi Park area along Russian Federation Boulevard, connecting St. 169 to Boeung Kak Road, to ease traffic congestion in the area.

Japan Provides US\$32 Million for Takhmao Water Supply Project

The Japanese government has granted US\$32 million to finance the expansion of the water supply system in Takhmao through JICA to the Ministry of Economy, according to an official press release from the JICA Cambodia Office on June 01 2020.

The grant agreement for the implementation of the "Project for the Expansion of the Water Supply System in Ta Khmau City", totalling JPY 3,421 million (approximately US\$32 million) was jointly signed by HE Dr Aun Porn Moniroth, Deputy Prime Minister, Minister of Economy and Finance and Mr Yuichi Sugano, Chief Representative of JICA Cambodia.

According to JICA, the purpose of the financing is to improve access to safe drinking water for the general population in Takhmao city.



PURSAT PROVINCE PLANS TO ADD 140 MW MORE ELECTRICITY SUPPLY

The Pursat provincial administration is studying two more electricity plants including an 80 MW hydroelectric power station on the Pursat River and a 60 MW solar system in Krakor district, which can supply electricity throughout the province and share to other provinces.

The announcement was made by Mr Mao Thornin, the Governor of Pursat province at a press conference on the "Progress and Continued Direction of the Pursat Administration" on 20 May 2020.

"In our province, we have a 120-megawatt hydropower plant in O'Som, with the Atay hydropower plant. But now we will have another two electricity plant

projects including the 80 MW hydroelectric powers on the Pursat River and the other 60 MW solar system in Krakor district," he said.

He added that the construction team is studying these two projects. When the constructions are finished, they will not only could supply Pursat province but also can contribute to the nationwide power supply.

The 80 MW hydropower plants on the Pursat River would cost approximately US\$160 million dollars, and takes 3-4 years to complete. (Read More)

A 60 megawatt solar power station was approved by the government in April 2019 and has been constructed by Schnei Tec Co., Ltd.



HEDA LIFT



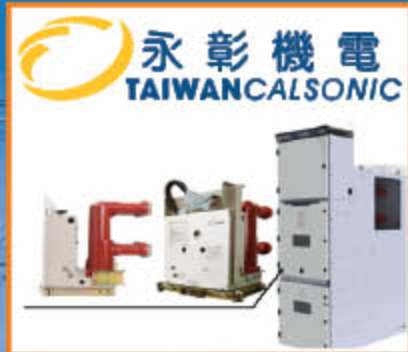
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1 Giant Reservoir Being Built in Preah Vihear to Boost Agriculture

A giant reservoir costing more than US\$100 million is being built in Preah Vihear province to boost the agricultural sector by providing water all year around.

The announcement was made by Preah Vihear Deputy Governor H.E Kousom Bunsoeut, at a press conference on the "Progress and Continuing Direction of Preah Vihear Province" on 25 May 2020. "The dam will promote the cultivation in agriculture in both the dry and rainy seasons, which results in higher production. Samdech Akka Moha Sena Padei Techo Hun Sen granted us a gift, a reservoir located between Roveang district in Raksa Commune and Sen Chey district. We have been constructing a massive dam and water reservoir since October 2019 and the construction will take 39 months to complete," he said.

"The reservoir is an offer from Samdech Techo having the Ministry of Water Resources to implement it. The dam is costing between 100 to 110 million dollars." The reservoir will be able to cultivate around 40,000 hectares.



Oddar Meanchey's Coal-fired Power Plant 50% Complete

Oddar Meanchey's coal-fired power plant is now 50% complete and is scheduled for final completion by 2021, according to H.E. Pen Kosal, Oddar Meanchey Provincial Governor, speaking at a press conference on "Progress and Continuing Work Direction of Oddar Meanchey province" on 19 May 2020.

"This potential will support Oddar Meanchey provincial town, Anlong Veng and Trapeang Prasat districts. The distance from Oddar Meanchey provincial town to two other districts (Anlong Veng and Trapeang Prasat districts), is approximately 100km. We have three potential districts which are the Banteay Ampil area, Chong Kal, Samrong and the provincial town. And the distance from Samrong to Anlong Veng to Trapeang Prasat is about 120km," he said.

This 265 MW coal-fired power plant was approved by the National Assembly with 109 votes in favour on 26 March 2020. This project is being constructed by Han Seng Coal Mine Company.



1 30MW Solar Station in Banteay Meanchey to Supply Power in October

A 30-megawatt solar power station in Banteay Meanchey province is scheduled to generate power to the grid, contributing to demands of power consumption in the province which is currently attracting significant investments.

"Recently, a 30MW solar power project is under construction," said Um Reatrey, Provincial Governor of Banteay Meanchey on 04 June.

Currently, power demand in the province is about 100 megawatts supplied from the grid, and the power output from solar power stations will contribute to the grid and to reduce energy imports from neighbouring -Thailand, he said.

Located in Banteay Meanchey province's Serey Sophon district, a 30-megawatt solar power station is invested by Ray Power Supply Co Ltd with a total investment of US\$28.8 million. The project was approved by the Cabinet in July 2019.



SKUN-KAMPONG CHAM ROAD TO BE EXPANDED TO FOUR LANES

The Ministry of Public Works and Transport has begun a study on expanding the section of National Road 7 between Skun roundabout and Kampong Cham city from two lanes to four lanes to facilitate transportation.

The study on the road expansion was announced by MPWT delegation led by H.E. Sun Chanthol, Senior Minister and Minister of Public Works and Transport during an inspection of NR7 on 10 June.

“The ministry is conducting a study on expanding NR7 from Skun roundabout to Kampong Cham city from two lanes to four lanes before submitting a request to ask for the in-principle support of the government,” H.E Sun Chanthol said.

Ministry spokesman Mr Vasim Sorya told *Construction & Property Magazine* on 11 June of its part in road improvement projects between Kampong Cham to Stung Treng province, passing through Kratie province stretching over 46km. The project will cost between US\$1 million to US\$2 million per kilometre.

“The government has aimed to expand the road for a long time but we have focused on prioritised roads, and because there are many roads to go through Kampong Cham. But now, the ministry starts to work on expanding the road section to facilitate the flow of commuters and goods transport.” Sorya said.



Sin Chanthy, president of the Cambodia Logistics Association, told *Construction & Property Magazine* on 11 June that he has observed the government, through the Ministry of Public Works and Transport as being an active ministry which has worked to continuously expand roads which contribute to facilitate inter-province transportation of goods and products or transport for exports.

“Road expansion is good for transportation because activities of transportation have notably increased but our roads are still not in that good condition costing a lot of time to travel,” he said.

“We fully support expanding the road and building road infrastructure with quality,” he added.

According to Mr Vasim Sorya, the ministry is prioritising expanding roads from two lanes to four lanes in all area of cities of each province stage by stage based on basic prioritisation principle.



#KhmerRead



A HISTORY OF QUALITY SPORTS CONSTRUCTION IN SOUTH EAST ASIA



When the founders of Sports Engineering And Recreation Asia Co., Ltd (SEARA) first established their presence in Bangkok in 1991, a strategic decision was made to only build to international standards. This was not only a business marketing strategy but an important branding strategy that would take years to pay off. “We saw that in markets like Singapore and Kuala Lumpur that certain segments of sports construction were building to international standards. We decided to just wait the market out until it flowed north.” says Canadian Patrick Dean, one of the two founders. The exception to that rule was the high end hospitality industry that was just taking off. SEARA primarily built its reputation for high quality sports facilities constructing tennis courts at branded hotels and resorts.

Radical market change happened as the region began to pick its way out of the Asian Financial Crisis. Beginning in the middle of 2000,

property developers who survived the shake out or were just entering the market but determined to professionalize their business model started paying more attention to their amenities, and how it affected their own branding. Suddenly, SEARA-built tennis courts started appearing at condominiums, housing communities and non-branded hotels and resorts. The upshift then turned to fitness flooring and outdoor futsal arenas.

Commercial football teams began to upgrade their playing fields and their brand positioning. Schools and government facilities started installing more varied and higher quality facilities. Finally, urbanisation and growth of the middle class made some of the golf courses built in the 1990s begin living up to their promise by providing genuine country club facilities for the whole family.

Such success has come through careful attention to detail and selecting the best product for the regions specific conditions on the ground. “There have been some painful local

learning experiences” say Patrick Dean. “But we have never run away from a job, always made it right, and we never make the same mistake twice”.

Today SEARA is the exclusive distributor and approved applicator for hundreds of the top sports surfacing products in the world, meeting the highest standards for international competition and recreational use alike. SEARA constructs all types of sports, athletic and fitness surfacing projects, including tennis, football, futsal, track & field, badminton, squash, basketball, volleyball, lawn bowls, chip & put golf and artificial landscape turf.

SEARA completes well over 100 projects per year, and prefers to build these facilities on a turnkey basis to ensure compliance with international quality standards. In the private sector, SEARA works with property developers, hotels, resorts, private schools, and athletic clubs to plan and construct new recreational facilities or recondition substandard ones.

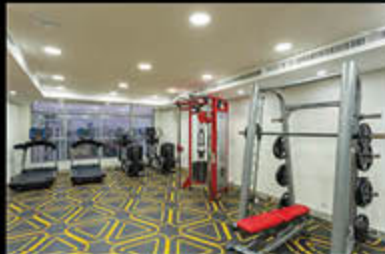


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How do you see construction sector in Cambodia?

I see a very positive evolution in the construction sector in Cambodia with business development opportunities for IKO. A lot of construction projects are built and planned for development in Phnom Penh; including both residential commercial buildings.

For residential roofing, one can see that metal is preferred, because it is a light weight material. An alternative for light weight roof constructions, roof shingles are the perfect choice: they have an advantage over metal roofing as they absorb a great amount of noise caused by rain, making it the superior option for reducing noise within a building (especially during Monsoon season) when compared to other materials.

What makes IKO interest in the Cambodia construction market?

Besides the light roof advantages and weather resistance (moisture, noise and wind) for the Cambodian construction market, IKO can offer over 50 years of experience and technical expertise in the production of roof

shingles, meaning there are billions of m² of IKO Roofing Shingles on roofs, in all climates and all over the world, ranging from freezing polar temperatures in Alaska through to the tropical heat of Africa.



Damir Milas
IKO Regional Sales manager

We notice that IKO manufactured high quality Roof Shingles (roof slate), can you tell us about the product? Is this new to the Cambodia market?

Yes, this is new for the Cambodian market. IKO offers

unique self-adhesive roof shingles of high European quality (corresponding to European CE norm) and manufactured & inspired from the long Canadian tradition and experience.

Does roof Shingles suit with Cambodia construction in such weather and condition?

Absolutely, yes.

As mentioned previously, worldwide projects, many consisting of residential buildings in resorts, etc... are located in the South-East Asian area, such as Indonesia, Thailand, Vietnam and Malaysia.



Does IKO have any plan to distribute the roof Shingles to Cambodia?

Yes, we have started conversations with several partners. As a worldwide business, IKO is looking for professional, reliable and motivated partners to work with on a long term basis. IKO gives full marketing and technical support to be able to grow and develop the market together.

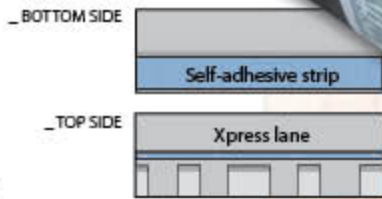
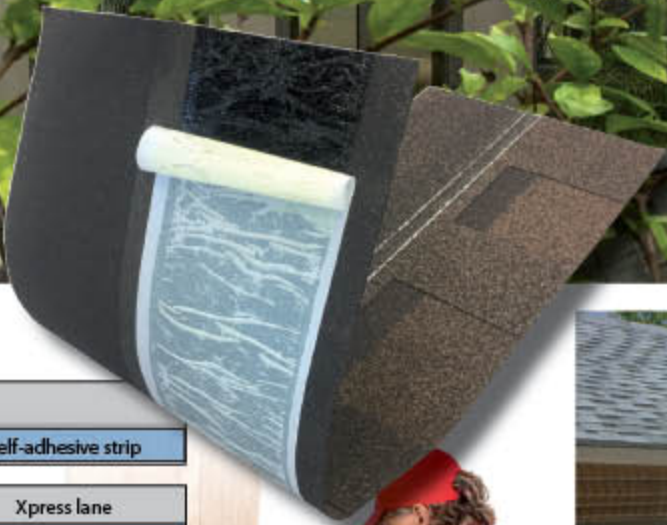
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New

Phnom Penh Int'l Airport Expresses Cambodia's Ambition to Promote Economic Growth Amid COVID-19

Cambodian Prime Minister Hun Sen's visit to the construction site of the new Phnom Penh International Airport on 22 June 2020 was more than just a symbolic inspection and represented a strong endorsement of the airport project and the health of the nation's construction sector, with the visit being made from the perspective of the national economic situation and domestic unemployment in the face of the COVID-19 pandemic.



New Phnom Penh International Airport:

Headhouse views of the new international airport in Phnom Penh - class 4F designed by Foster & Partner



Construction Site of the New Phnom Penh Int'l Airport:

Samdech Prime Minister Hun Sen conducts a site visit and inspection of the new Phnom Penh Int'l Airport



The visit by Samdech Hun Sen provided an important opportunity to showcase progress on this flagship national infrastructure project despite any perceived delays due to COVID-19 and demonstrated that construction on the first phase is now 30% complete.

According to a report from OCIC, the project is divided into three phases. The first phase is set to complete the main part of the airport which can accommodate 13 million tourists by 2023 and will cost USD\$1.5 billion. The second phase is set to be completed in 2030 and is expected to accommodate up to 30 million tourists per year. The third phase is expected to be completed in 2050 and is expected to accommodate 50 million tourists annually.

In the first phase, the main areas to be achieved by 2023 include:

- (1) Passenger Terminal: The construction of the 45m high, 5-storey central building (Head House) with a ground floor area of 243,000 square metres.
- (2) Runway: 4,000 metres long and 60 metres wide.
- (3) Control Tower.
- (4) Construction of 46 buildings and other facilities to be used for airport operations.

To date, all these areas are 5% complete so far and are scheduled to be completed by 2022. The drilling foundations of the airport meanwhile are 95% complete.

In addition to current achieve-

ments, the flight area for the aircraft, designed by AVIC (Chinese company), will be finished this June and the tendering process will be launched in August this year.

Regarding the cost of the project, Neak Oknha Pung Kheav Se said that "So far, we have spent US\$120 million in design consulting, drilling, excavation and repairing the land quality. According to the plan, this construction will need US\$208 million by the end of 2020, or equivalent to US\$1.15 million per day."

Neak Oknha Pung Kheav Se explained that the current spending is dependent on local funds because foreign credit will not be immediately available. However, OCIC will do its best to not obstruct the construction works.



◀ **Construction Site of the New Phnom Penh Int'l Airport:**
Samdech Prime Minister Hun Sen delivering a speech during the site visit and inspection

New Phnom Penh Int'l Airport ▶
Pier interior by Foster + Partners for the departure hall

Perspective View of the New Phnom Penh Int'l Airport
Headhouse interior by Foster + Partners





Besides these achievements, Samdech Hun Sen has played a crucial role in addressing the COVID-19 crisis by linking unemployment results from the crisis to the demand for labour to construct this massive project. Due to COVID-19, the economic growth rate is now down to almost minus two percent (-1.9%), and the unemployment rate is estimated to increase with about 1.76 million people unemployed. To confront this urgent situation, the construction of the new airport can attract significant labour mobilisation, which would greatly ease the national economic crisis and the burden of the government.

Neak Oknha Pung Kheav Se, chairman of the Board of Canadia Group and OCIC, also pointed out that for the airport project, "According to the estimation, the peak of the workforce will increase to 20,000 per day."

According to his speech, the current airport project has 1,102 employees, of which 283 are foreign workers. This project also has 95 foreign engineers and 110 Khmer engineers.

The project does not only help solve the unemployment crisis due to COVID-19 to construct the airport but also contributes to building Cambodian potential and human resources.

"Through the construction of this new airport, we hope to be able to train more Cambodian technicians and engineers and provide more workforce for the future development of Cambodia," Neak Oknha added.

The construction of the airport is taking place at the best time as the airport has provided huge benefits beyond the construction expectations. Samdech Prime Minister Hun Sen also pointed out why the construction of the airport has still continued during COVID-19 period especially when the aviation sector has been in decline:

"COVID-19 cannot end our planet. It is only a matter of time before the scientists discover the vaccine and development will be back to normal, just normal but in a new different way," he said.

"The new Phnom Penh International Airport gives us a glimpse of the vision for 2050, the final phase of this airport's development. At that time, we are not sure how many of us will still be alive in 2050. But at least by 2023, we will all join the inauguration of the airport, that is ready to serve 13 million passengers," he added.

The new Phnom Penh International Airport is constructed on a 2,600-hectare land plot located in Prek Khiev commune, Kandal Stung district, Kandal province. The project is an investment by the Overseas Cambodia Investment Company (OCIC) and is worth approximately US\$1.5 billion. The airport design has been entrusted to Foster & Partners, a renowned international design firm. With the new terminal facilities and a 4F class airport designed, the new Phnom Penh International Airport will become the ninth-largest airport in the world, putting it just behind Chicago O'Hare, and larger than China's Beijing Capital International Airport.



វត្ត មានសម្រេចនៅការដ្ឋានព្រលានយន្តហោះ បានធ្វើឱ្យបច្ចុប្បន្នភាពនៃដំណើរការសាងសង់ព្រលានយន្តហោះ នេះ ដែលអ្នកខ្លះនៅតែមន្ទិលសង្ឃឹមថា ឮតែធ្វើ តែមិនដឹងហើយពេលណា និងមានខ្លះទៀតថាប្រហែលជាផ្អាកបាត់ហើយ ដោយសារកម្រិតលក្ខណៈ ១៩ នោះ ឱ្យឃើញច្បាស់ទាំងអស់គ្នាថា សំណង់ដ៏សំខាន់មួយនេះ មិនត្រឹមតែមិនផ្អាកដោយសារកូរ៉ូប៊ី ១៩ទេ តែស្វាត់វិញជាសង់សម្រេចបាន ៣០% រួចទៅហើយ។

បើតាមរបាយការណ៍ពីក្រុមហ៊ុន OCIC គម្រោងសាងសង់មាន ៣ ដំណាក់កាល។ សម្រាប់ដំណាក់កាលទី១ ដែលនឹងបង្ហើយផ្នែកសំខាន់ៗនៃព្រលានដើម្បីអាចទទួលបានទិសដៅប្រមាណ ១៣ លាននាក់ក្នុងមួយឆ្នាំ។ ឱ្យទាន់សម្រាប់ដាក់ឱ្យប្រើប្រាស់ឆ្នាំ ២០២៣ នេះ នឹងចាយថវិកាសាងសង់ចំនួន ១,៥ លានដុល្លារ។ សម្រាប់ដំណាក់កាលទី ២ គ្រោងនឹងបញ្ចប់ក្នុងឆ្នាំ ២០៣០ ដែលគ្រោងនឹងពង្រីកវិសាលភាពសំណង់ សម្រាប់ទទួលបានទិសដៅប្រមាណ ៣០ លាននាក់។ និងដំណាក់កាលទី ៣ គ្រោងនឹងបញ្ចប់ក្នុងឆ្នាំ

២០៥០ ដែលមានវិសាលភាពសំណង់ រីកិច្ចជាងអាចទទួលបានទិសដៅប្រមាណ ៥០ លាននាក់ក្នុងមួយឆ្នាំ។

និយាយពីដំណាក់កាលទី១ ជាដំណាក់កាលសំខាន់ ព្រោះនឹងត្រូវបញ្ចប់ឱ្យទាន់ប្រើនៅឆ្នាំ ២០២៣ នេះវិញ ក្នុងនោះមានផ្នែកសំខាន់ៗដែលត្រូវសម្រេចមានដូចជា៖ (១) ការងារសាងសង់ស្ថានីយអ្នកដំណើរ (Passenger Terminal) ៖ មានការសាងសង់អគារកណ្តាល (Head House) មានកម្ពស់សរុប ៤៥ ម៉ែត្រ ៥ជាន់ និងមានជាន់ក្រោមដីមួយជាន់ ដែលមានផ្ទៃក្រឡាសរុប ២៤៣.០០០ ម៉ែត្រការ៉េ។ (២) ការងារសាងសង់ផ្លូវរត់យន្តហោះ (Runway) ៖ មានចំនួន ១ ខ្សែប្រវែង ៤.០០០ ម៉ែត្រ ទទឹង ៦០ម៉ែត្រ។ (៣) ការងារសាងសង់ប៉មត្រួតពិនិត្យចរាចរណ៍កម្រិតអាកាស (Control Tower)។ (៤) ការងារសាងសង់អគារ និងទីតាំងផ្សេងៗចំនួន ៤៦អគារ សំរាប់បម្រើប្រតិបត្តិការរបស់ព្រលានយន្តហោះ។ ហេតុមកដល់ពេលនេះ ការងារទាំងនេះសម្រេចបាន ៥% ហើយគ្រោងនឹងបង្ហើយឱ្យច្បាស់ត្រឹមឆ្នាំ ២០២២។ ដោយឡែក

អាកាសយានដ្ឋានអន្តរជាតិភ្នំពេញថ្មី បង្ហាញពីមហិច្ឆតាកម្ពុជាក្នុងការជំរុញ កំណើនសេដ្ឋកិច្ចចំពោះលើវិបត្តិកូវីដ១៩

ដំណើរការបញ្ចប់សម្រេចគេជា ហ៊ុន សែន នាយករដ្ឋមន្ត្រីកម្ពុជា ចុះត្រួតពិនិត្យការដ្ឋានសាងសង់ព្រលានយន្តហោះអន្តរជាតិ ភ្នំពេញថ្មី មានន័យលើសពីការពិនិត្យការដ្ឋានធម្មតា។ ក្រៅពីដើម្បីបញ្ជាក់ពីការសម្រេចសមិទ្ធផលព្រលានដែលមានអ្នកខ្លះនៅ ពិភាល់ថាគេគម្រោងនេះ មានមែនឬអត់នោះ ស្នាមញញឹមសម្រេចដែលបានចុះជាន់ទឹកដីការដ្ឋាន ស្រុកកណ្តាលស្ទឹង ខេត្តកណ្តាល នៅព្រឹកថ្ងៃចន្ទ ទី២២ ខែមិថុនា ឆ្នាំ២០២០ នេះ បានបង្ហាញពីភាពរឹងមាំនៃស៊ើបសំណុំ និងគំហោរសេដ្ឋកិច្ចជាតិនៅចំពោះមុខវិបត្តិ សេដ្ឋកិច្ចដែលបណ្តាលដោយកូវីដ១៩ ព្រមទាំងជាយុទ្ធសាស្ត្រដោះស្រាយវិបត្តិដ៏រៀបរយ ក្នុងការចាប់យកឱកាសសាងសង់ ព្រលានយន្តហោះ សម្រាប់បំពេញតម្រូវការការងារក្នុងស្រុក។



សម្រាប់ការងារខ្លះគ្រឹះនៃព្រលានយន្តហោះ សម្រេចបាន ៩៩% ហើយ។

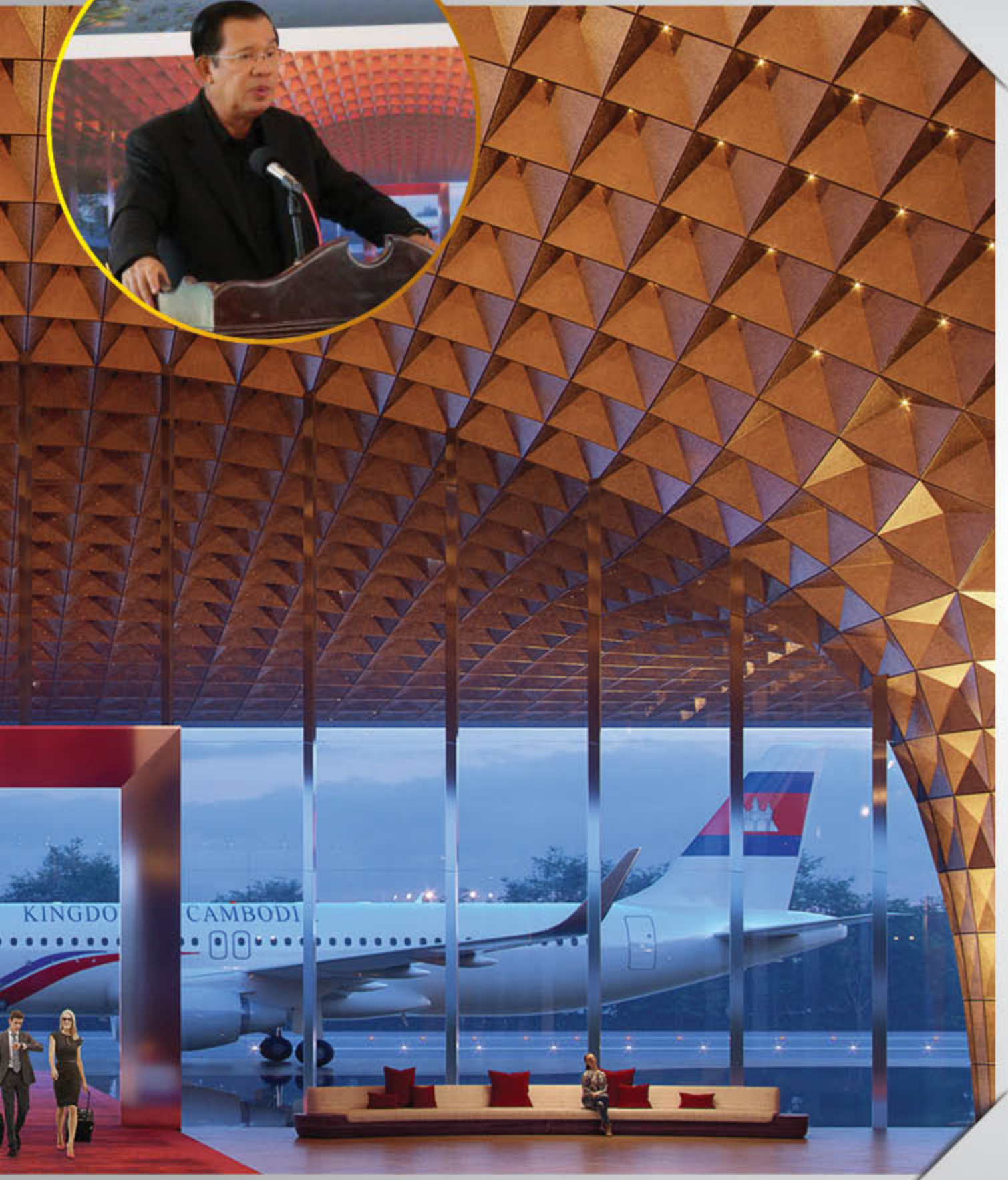
ថែមលើលទ្ធផលខាងលើ រហូតមកដល់ពេលនេះ តំបន់ហោះហើរសម្រាប់ យន្តហោះ ដែលត្រូវបានរចនាឡើងដោយក្រុមហ៊ុន AVIC (ក្រុមហ៊ុនចិន) នោះ និងបញ្ចប់នៅខែ មិថុនា នេះ ហើយការងារដេញថ្លៃនឹងចាប់ផ្តើមនៅ ខែសីហា ឆ្នាំនេះតែម្តង។

ពាក់ព័ន្ធនឹងខ្ទង់ចំណាយលើការសាងសង់វិញ អ្នកឧកញ៉ា ពុង ឃារ៉ែស បានឱ្យដឹងថា ៖ «រហូតមកដល់ពេលនេះយើងបានចំណាយទឹកប្រាក់ចំនួន ១២០ លានដុល្លារអាមេរិក ក្នុងការប្រើប្រាស់យោបល់ផ្នែករចនាគម្រោង ការខ្វែងគ្រឹះ ការងារចាក់ដី បង្ហាស់ដី និងតែគុណភាពដី។ តាមផែនការ ការចំណាយលើ គម្រោងសាងសង់នឹងត្រូវការទឹកប្រាក់ចំនួន ២០៨ លានដុល្លារអាមេរិក រហូតដល់ដំណាច់ឆ្នាំ ២០២០ នេះ គឺស្មើនឹង ១,១៩ លានដុល្លារអាមេរិក ក្នុងមួយថ្ងៃ។»

អ្នកឧកញ៉ាបានបញ្ជាក់ថា ការចំណាយបច្ចុប្បន្នគឺពឹងផ្អែកលើមូលនិធិ ក្នុងស្រុក ដោយសារមូលនិធិឥណទានហានិភ័យនិងមិនអាចកាន់កាប់ទៅ។ ទោះជាយ៉ាងណាក៏ដោយ ក្រុមហ៊ុន OCIC និងប្រឹងប្រែងអស់ពីលទ្ធភាព មិនឲ្យមានការរាំងស្ទះក្នុងកិច្ចការសាងសង់ឡើយ។

ក្រៅពីសមិទ្ធផលទាំងនេះ អ្វីដែលគេមិនសរសើរមិនបាននោះ គឺយុទ្ធសាស្ត្រ ដោះស្រាយវិបត្តិរបស់សម្តេច ក្នុងការផ្សារភ្ជាប់បញ្ហានិកម្មភាពក្រោយកូវីដ ១៩ ជាមួយនឹងតម្រូវការពលកម្មសម្រាប់ដំណើរការមហាសំណង់ដ៏ធំមួយ នេះ។ ដោយសារកូវីដ១៩ អត្រាកំណើនសេដ្ឋកិច្ចធ្លាក់ចុះ ដល់ជិតដកពីរ (-១.៩) ភាគរយហើយអត្រាគ្មានការងារធ្វើត្រូវបានធានាពិភពលោកបាន ប្រមាណថា កើនឡើង ដែលមនុស្សប្រមាណ ១,៧៦ លាននាក់ បាត់បង់ ការងារធ្វើ។ ចំពោះមុខស្ថានភាពបន្ទាន់នេះ ដំណើរការសាងសង់ព្រលាន យន្តហោះថ្មីនេះ អាចស្រូបទាញកម្លាំងពលកម្មយ៉ាងច្រើន ដែលនឹងអាចជួយ សម្រាលយ៉ាងច្រើនដល់វិបត្តិសេដ្ឋកិច្ចជាតិ និងបន្ទុករដ្ឋាភិបាល។

◀ សម្តេចអគ្គមហាសេនាបតីតេជោ ហ៊ុន សែន នាយករដ្ឋមន្ត្រីនៃព្រះរាជាណាចក្រកម្ពុជា ថ្លែងសន្ទរកថាក្នុងឱកាសចុះពិនិត្យការដ្ឋានសាងសង់អាកាសយានដ្ឋានអន្តរជាតិភ្នំពេញថ្មី កាលពីថ្ងៃទី ២២ ខែមិថុនា ឆ្នាំ២០២០





រូបភាពនៃគ្រោងស្នូនផ្នែកខាងក្នុង
ប្រភព៖ប្រតិភូវិសេស VVIP របស់អ្នកដំណើរមកដល់ ប្រចេញដំណើរ
នៃអាកាសយានដ្ឋានអន្តរជាតិភ្នំពេញថ្មី

រូបភាពនៃគ្រោងស្នូនផ្នែកខាងក្នុង
ប្រភព៖យូធី និងកន្លែងដំឡើងអាកាសយានដ្ឋាន
អន្តរជាតិភ្នំពេញថ្មី

អ្នកឧកញ៉ា ពុង យ៉ាវីស ប្រធានក្រុមប្រឹក្សាភិបាលនៃកាណាឌីយ៉ាគ្រុប និង OCIC បានថ្លែងក្នុងថ្ងៃដដែលនេះថា៖ «តាមការប៉ាន់ស្មាននៅរយៈពេល ការងារសម្រុកខ្លាំង កម្លាំងពលកម្មនឹងកើនទៅដល់ ២០.០០០នាក់ ក្នុង មួយថ្ងៃ។»

បើតាមអ្នកឧកញ៉ា សព្វថ្ងៃក្នុងគម្រោងអាកាសយានដ្ឋានថ្មីនេះ មានកម្លាំង ពលកម្ម ១.១០២នាក់ ក្នុងនោះមានកម្លាំងពលកម្មបរទេស ២៨៣ នាក់។ គម្រោងនេះមានវិស្វកម្មបរទេសចំនួន ៩៥នាក់ និងវិស្វករខ្មែរចំនួន១១០នាក់។

មិនត្រឹមតែដោះស្រាយវិបត្តិនិកម្មភាពក្រោយកូវីដទេ ការទាញយកកម្លាំង ពលកម្មក្នុងការសាងសង់ព្រលានយន្តហោះ ថែមទាំងបានចូលរួមកសាង សមត្ថភាព និងធនធានមនុស្សខ្មែរផងដែរ។

«យើងខ្ញុំសង្ឃឹមថា ឆ្លងតាមការសាងសង់អាកាសយានដ្ឋានថ្មីនេះនិងអាច បណ្តុះបណ្តាលអ្នកបច្ចេកទេស និងវិស្វករខ្មែរឱ្យបានច្រើនតាមរយៈគម្រោង នេះ និងផ្តល់កម្លាំងបន្ថែមសម្រាប់ការអភិវឌ្ឍន៍ប្រទេសកម្ពុជានាពេលអនាគត- នេះបើប្រសាសន៍អ្នកឧកញ៉ាបានបន្ថែម។»

ក្នុងន័យនេះការស្ថាបនាព្រលានយន្តហោះចំពេលនេះគឺជាពេលល្អបំផុត ព្រោះព្រលានយន្តហោះនេះ ពាំយកនូវអត្ថប្រយោជន៍មហាសាលាសិក្សាសិក្សា គ្រោងសំណង់ដែលកំពុងស្ថាបនាឡើង។ សម្តេចបានលើកឡើងអំពីមូល- ហេតុនៅតែបន្តការសាងសង់ព្រលានយន្តក្នុងវិបត្តិកូវីដ បើទោះជាវិស័យអាកាសចរក្រៅបានធ្លាក់ចុះក៏ដោយ៖

«កូវីដមិនអាចរំលាយភពផែនដីយើងនោះទេគ្រាន់តែជាពេលវេលាមួយ នៅពេលដែលអ្នកវិទ្យាសាស្ត្រកម្រើកស្រែកហៅកាត់សាក់ហើយនោះ គឺការអភិវឌ្ឍន៍ និងវិលមកភាពប្រក្រតីវិញ គ្រាន់តែភាពប្រក្រតីនោះនិងស្ថិតតាមគន្លងថ្មី របៀបថ្មី។»

សម្តេចតេជោ មានប្រសាសន៍ថា «ព្រលានយន្តហោះ អន្តរជាតិភ្នំពេញថ្មី ដែលធ្វើឱ្យយើងអាចមើលឃើញអំពីចក្ខុវិស័យសម្រាប់ឆ្នាំ ២០៥០ ដែលជា ដំណាក់កាលចុងក្រោយនៃការអភិវឌ្ឍព្រលានយន្តហោះនេះ។ ពេលនោះ មិនប្រាកដថា តើមនុស្សប៉ុន្មាននាក់? ដែលកំពុងនៅទីនេះអាចរស់នៅដល់ ឆ្នាំ២០៥០។ ប៉ុន្តែយ៉ាងហោចណាស់ ឆ្នាំ២០២៣ គឺយើងនឹងរួមគ្នាសម្តេច ដាក់ឱ្យប្រើប្រាស់នៅព្រលានយន្តហោះនេះ ដែលអាចមានសមត្ថភាព ទទួលអ្នកដំណើរ ១៣លាន នាក់។»

ព្រលានយន្តហោះអន្តរជាតិភ្នំពេញថ្មី គឺជាគម្រោងអភិវឌ្ឍន៍ដ៏ធំមួយរបស់ កម្ពុជា សាងសង់នៅលើផ្ទៃដីទំហំ ២.៦០០ ហិកតា មានទីតាំងស្ថិតនៅឃុំ ព្រែកស្តែង ស្រុកកណ្តាលស្ទឹង ខេត្តកណ្តាល។ គម្រោងនេះ គឺជាការ វិនិយោគដោយក្រុមហ៊ុនវិនិយោគទុនអាណិកជនកម្ពុជា (OCIC) តម្លៃ ប្រមាណ ១,៥ ពាន់លានដុល្លារអាមេរិក។ គម្រោងអាកាសយានដ្ឋានអន្តរ- ជាតិភ្នំពេញថ្មីនេះ ចេញប្លង់សាងសង់ដោយក្រុមហ៊ុន Foster & Partners ជាក្រុមហ៊ុនល្បីល្បាញមួយនៅលើពិភពលោកដែលបានរចនាអាកាស យានដ្ឋាននេះឡើងជាលំដាប់ថ្នាក់ 4F និងជាអាកាសយានដ្ឋានធំបំផុត លំដាប់ទី៩ នៅក្នុងពិភពលោក ដែលស្ថិតនៅលំដាប់ពីក្រោយអាកាសយាន ដ្ឋាន Chicago O'Hare និងលំដាប់មុខអាកាសយានដ្ឋានអន្តរជាតិទីក្រុង ប៉េកាំងរបស់ប្រទេសចិន។

CAMBODIA LOOKING TO HOST **BOEING** AIRCRAFT FROM U.S WHILE UPGRADING MAJOR AIRPORTS



Despite the slowdown in the aviation sector due to the outbreak of the COVID-19 pandemic which has affected the construction of some new airports, coagulating airfreight, and caused a massive decline in air travellers; Cambodian major airport improvement and expansion plans saw progressive as usual. Mr Lu Wei Chairman of Angkor International Airport Investment said that the company is currently in the process of constructing a new Siem Reap International Airport.

The construction is scheduled to be completed in March 2023 as planned, taking 36 months in total. This US\$900 million airport is being built on a 700-hectare plot and also includes a 1,000-hectares in SEZ.

Whereas in Sihanoukville, Cambodia Airports, the concessionaire of Cambodia's three international airports, has unveiled its 20-year master-plan for Sihanoukville International Airport through to 2040. The master-plan is comprised of two development phases.





Phase I of the development plan mostly covers the exterior infrastructure which will be implemented from now to 2030, focusing on the extension of the runway from the current 2,500 metres to 3,300 metres, a new taxiway and aircraft stands, and a new passenger terminal.

For Phase II, up to the year 2040, Cambodia Airports plans to expand the terminal in addition to new ancillary facilities including the future enhancement of the runway and apron capacities.

Meanwhile, in the west part of the country in Battambang province, a study to reopen Battambang airport has started with a detailed overview of the feasibility, rehabilitation and renovation potential and impact. However, the exact cost of the study is yet to be confirmed.

The airport has been included in a US\$3.5 million investment project of the government to construct, restore, expand and upgrade all airports in Cambodia via the aviation development plan 2015 – 2023. The airport will be invested in by FAiraviata (AAT) Cambodia Regional Airlines Company. After the Battambang airport is reopened, the Battambang government expects tourism to grow in the province.

Having seen this opportunity, the United States, through its ambassador to Cambodia, has expressed its intention to invest in and promote Cambodia's aviation sector by proposing a number of major proposals, including the proposal for the use of Boeing airports in Cambodia, the ratification for Cambodian membership in the Cape Town Convention, and the strengthening of the US-Cambodia air agreement.

In response to the proposal for the Cape Town Convention, HE Mao Havannal requested the Ambassador to provide consultants and technical assistance in the process. On the pending issues regarding the proposed landing service, he highlighted that American companies should directly consult with BOT Airport Investments.

Regarding the use of Boeing aircraft in Cambodia, HE Mao Havannal expressed his welcome and asked the Boeing company to cooperate and present their plans to serviced users in Cambodia.

THREE MAJOR PORTS AND TWO BEACHES TO BE DEVELOPED IN THE SOUTH-WEST COAST

Cambodia's two southwest coastal provinces, Kep and Kampot, are gradually beginning to manifest their development potential. In Kep, two beach expansion project sites are on the move. The first beach is a 3km public beach running from the water treatment station to the mangrove forest, and the expansion of the 3.5km natural sand beach in Angkol, located in Angkol Commune, Damnak Chang Er District. The Kep administration is also planning to build a new small tourist port on Koh Tonsay (Rabbit) Island, and a cable car for tourists to ride from one destination to the other.

Given that these coastal development projects are still being studied, it is not yet possible to estimate the total project cost. However, these projects are included in the Kep Tourism Development Master Plan, which focuses on interdisciplinary areas such as land management, urbanisation and construction, environment, transportation, agriculture, water, electricity, solid waste management and the development of new tourism products relying on potential and available resources in the province.

Next to Kep, the construction of a massive deep seaport project which has the capacity to accommodate large vessels of up to 30,000 tons in Kampot province is progressing with the docking space and seaport entrance complete.

The construction of the deep-water port is an important strategic infrastructure with the goal of connecting the region's coastal shipping corridor, linking Vietnam's Ha Tien to Thailand's Trat province, through Kampot,

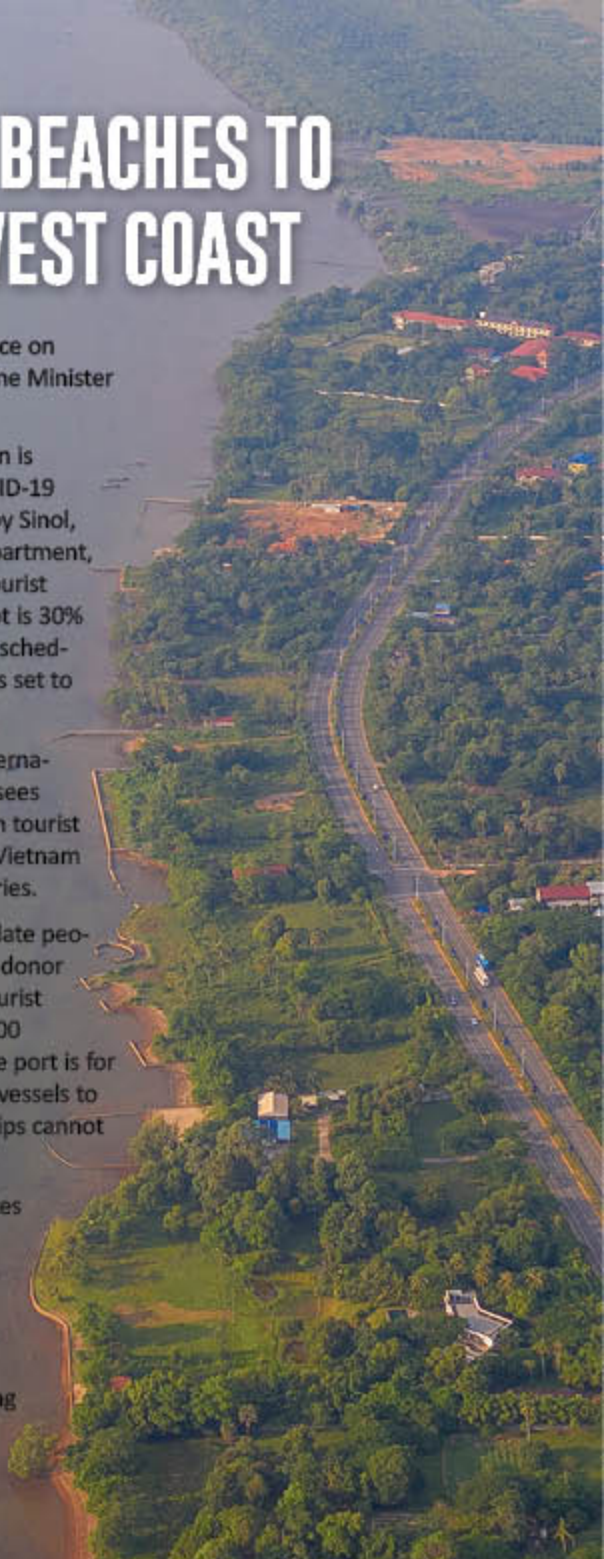
Sihanoukville, and Koh Kong province on National Road 48, according to Prime Minister Hun Sen on 02 April 2019.

While this mass construction plan is rescheduled to finish after the COVID-19 pandemic ends, according to Mr Soy Sinol, Deputy of the Kampot Tourism Department, another construction on the first tourist international port project in Kampot is 30% complete which is a bit behind the schedule given that the whole facility was set to open in April 2020.

The main reason to build the international port is that the government sees Kampot's potential to link upstream tourist flows with neighbouring Thailand, Vietnam and marine tourism in other countries.

As for the capacity to accommodate people, according to a study by ADB, a donor on the project, the international tourist port can accommodate around 1,000 tourists a day when it launches. The port is for tourists only, with capacity for 300 vessels to be easily docked, although large ships cannot dock in this port.

This new international port located in Chhuk District of Kampot covers an area of 4 hectares and is being built by Cambodian engineering firm SBPH Engineering & Construction Co. Ltd. The budget for the construction 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.



COULD OIL BE A GATEWAY FOR CAMBODIA TO ESCAPE THE COVID19 CRISIS?

While KrisEnergy had just entered into a credit facility agreement with Kepinvest Singapore Pte. Ltd. as a lender for a loan of up to USD87 million, as it has said that on 30 April 2020, and the company will use the seed money to further develop its oil extracting project in the 3,083 Sq. Km Cambodia Block A (CBA) oil field.

The World Bank report predicting Cambodia's economic growth in 2020 will slow to between -1% and -2.9%, and poverty rises to between 3% and 11%. These figures are enough that one can see how severe the economic down will be, especially the poverty that will be contributed mostly for the garment, construction, and tourism workers.

Given this greatest threat as the world bank called it, the UN Resident Coordinator has made a statement commenting that

"...Cambodia is exposed as a highly open economy for trade, but also one with a narrow economic base with few fallback options," said Tamesis of the UN Resident Coordinator.

Within these few fallback options, what should be the best option Cambodia should opt for? Should we rely on the country's three main economic engines to recover?

The hit is too much pressuring the economic backbone until the Phnom Penh administration cannot deny the fact that the country could no longer rely only on foreign sources of income anymore. We know that the three sectors – garments, tourism, and construction are the backbone, which accounts for almost 40% of all jobs. It is hard to imagine if all of the three could resume its momentum as it previously used to grow, and all of them are mostly foreigner backup.

The sector's main source of investment is from China Cambodia's top source of remittances and foreign direct investment, which is still at-risk a plus with Nonperforming loans as the World Bank puts it in an increase which will result in the severe decline of real estate development. The other fact is the 47% annualized drop in steel imports in the first two months of 2020 is proving that the sector could be hardly managed to resume after the virus is gone.

Could the first oil drop be a blessing for this crisis?

There are a few reasons that could be enough to convince the government to tap on this unveiling and yet one of the most expecting potential. To sell the first oil has been viewed as Cambodia's economy easiest way to escape from the expecting poverty as the World Bank projected.

According to a press release from KrisEnergy on 9 December 2019, oil from the Apsara Oil Field in CBA is scheduled to flow in the first half of 2020, and the field is expected to reach peak production of 7,500 barrels of oil per day.

These billions of dollars of oil revenue would help at least lessening the country's pain and could also be used to finance more rapid economic development and to redesign its economic and political structures, as aficionados in the energy sector claimed.

If the oil dream is still believable, it first drops to be extracted in 2020 as promised can help to narrow a current-account deficit of Cambodia that is around 16% of GDP each year. Notably, the first oil drop had just been announced suspended by the top officials of the Ministry of Mine and Energy about a month ago awaiting the COVID 19 cease.



Chinese Company Proposes US\$160 million Parking Garage on Phnom Penh Outskirts



China Good Cars Holding Ltd plans to propose the construction of a large modern parking garage on the outskirts of Phnom Penh with an investment budget of US\$160 million to reduce traffic congestion in Phnom Penh.

This investment plan was revealed by representatives of China Good Cars Holding Ltd to H.E Sun Chanthol, Minister of MPWT during a meeting on 05 May 2020 at the ministry, according to a post on the MPWT Facebook.

During the meeting, the Chinese company presented two main investment proposal objectives which will be implemented in two phases. For the first phase, the investment will be made in the modern parking garage on the outskirts of Phnom Penh to ease traffic congestion and increase parking spaces in central parts of the capital. The second phase will see investment in modern public bus service on the national roads to connect the central city areas to the suburb areas and to nearby provinces.

In response to the proposal, H.E Chanthol expressed his warm support for the China Good Cars Holding and showed his agreement by asking the General Department of Land Transport to work with the company to conduct a technical feasibility study. The minister also recommended the company apply for investment registration with the Council for the Development of Cambodia to obtain available benefits and obtain permission for implementation in Cambodia.



SAMBOR PREI KUK AUTHORITY TO CONSTRUCT 13KM DETOUR AROUND THE TEMPLE SITE

The Sambor Prei Kuk authority plans to construct a 13-kilometre detour at the Prasat Sambor Prei Kuk site to facilitate travel and to preserve the quality of the temple from heavy tractor transport.

H.E. Phan Nady, Director General of the Sambor Prei Kuk Authority told *Construction & Property Magazine* on 29 May that this project will facilitate travel around the temple area, especially to avoid the impact of heavy vehicles passing the site.

"In order to preserve the temple, we have to avoid heavy vehicles crossing the area, as it will shake the temple ground causing damages in the long run, so we construct a detour to avoid those damages," he said.

He added that this detour will avoid future conflicts. Usually, when the authorities have to widen the road in tourism areas, people living around the area often have land conflicts.

He also mentioned that the construction will begin in 2020 along with the other constructions of the National Authority of Sambor Prei Kuk new office.

He said, "I cannot confirm that the exact date yet because the construction depends on the weather. In the rainy season, the authorities will build the office first and once the dry season comes the authority will build the detour."

On 26 May 2020, HE Dr Hean Sahib, Secretary of State of the Ministry of Economy and Finance and Her Excellency Phoeurng Sackona Minister of Culture and Fine Arts, led a meeting on negotiating the cost of construction of the Sambor Prei Kuk office building and another project on building the University of Techo Sen Kampong Thom.

According to H.E, this university will be built on a 20-hectare land site with three storeys.





CAMBODIAN PEOPLE'S PARTY HEADQUARTER BUILDING 95% COMPLETE

The new Cambodian People's Party (CPP) headquarters building is now 95% complete, according to Prime Minister Hun Sen's official Facebook page on the morning of 05 June 2020.

The new CPP headquarters is a five-storey 50,000 square metre building being built on a 1.6-hectare plot and which will eventually stand 48 metres high.

The new HQ will feature a 500 square metre car park on the ground floor at the ground floor, which combined with the front yard area will have the capacity to park over 300 cars. On

the upper floor, a large private meeting room will be able to hold up to 10,000 people.

Inside the building, there is a 3,000-square-metre hospitality room with more than 4,000 seats with a 120-person cafeteria in the southern section of the complex.

In addition, the building features audio-visual and international meeting rooms, boardroom, offices for the permanent council, permanent board and permanent members, honorary chair and honorary guests as well as facilities for persons with a disability, security and a dining room.

On the fifth floor, there is a large auditorium with a seating the capacity for 3,474 people and a lounge with capacity to host 3,470 people.

Aesthetically, the structure is decorated with the "3 combination styles". Those styles are a mixture of Angkor Wat style, Banteay Srey style, and the middle age style.

Located along Norodom Blvd in Tonle Bassac district, Chamkar Mon district next to Senate Building, the ground was broken on the new HQ on 11 November 2018, presided by Samdech Vibol Paseyay Say Chhum.





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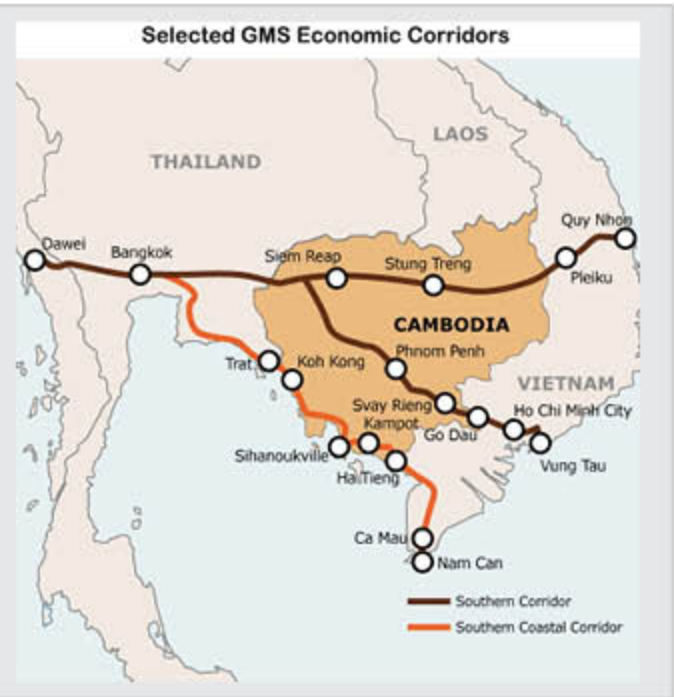
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ONE BELT, ONE ROAD PROJECTS RESUME WORK DESPITE COVID-19 FEARS

China's One Belt One Road Initiative in Cambodia is continuing as usual despite the ongoing recent lack of construction workers and supplies due to COVID-19, according to the Xinhua website on 02 June 2020.

Since the outbreak of COVID-19, the government has released strict measures to prevent the spread include 14-day quarantine and other precautionary and preventive measures, which has caused difficulties for both local and Chinese constructors.

Mr You Yuansheng, Deputy General Manager of China Huadian Lower Stung Russei Chrum Hydroelectric Project Company Limited told *Xinhua* that there are only 94 Chinese workers on-site right now. However, their team has made a detailed plan to ensure the project will run safely at full capacity to provide reliable power for the socio-economic development of Cambodia.

During the first four months of 2020, Cambodia's hydropower station has provided 75 million kilowatt-hours despite the outbreak.

As for the railroad construction projects in Laos, the CREC-2 restarted work on 27 March and has sped up its track-laying pace from 1km per day to 2km every three days. By early May, the company had completed over 30km of track laying.

The railway's off-line bridges, tunnels, roadbeds and other civil engineering works have also been almost finished. Whereas online tracks, power, communication signals, mechanical and electrical engineering and station buildings have been fully launched.





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BUILDING TRUST



TWO STADIUM PROJECTS APPROVED WHILE THREE STADIUMS ALREADY UNDERWAY



operation and has started clearing land. The stadium comprises an international football pitch, theatre, volleyball court, basketball court, racetrack, tennis court, gymnasium, sophisticated road system (8 to 10-metre wide), a meadow, playground, and pond.

While preparing this new stadium plan in Pursat, the other international standard stadium in Kampong Speu worth approximately US\$2 million Naga World Foundation has already begun in May, according to H.E. Vy Samnang, Kampong Speu Administrator.

The Cambodian government has recently approved constructing two stadium projects while three stadiums are already underway. These stadiums include 1) Morodok Techo National Stadium in Russei Keo district, 2) international standard Swimming Pool in Koh Thom district, and 3) International Swimming Pool in Battambang are underway on constructing while two new stadiums approved to construct in Kompong Speu province and Pursat province. These large-medium scale stadium projects will host the ASEAN Sea Games in 2023.

accommodate up to 60,000 visitors.

Meanwhile, another Olympic-sized swimming pool in Battambang province worth US\$2 million, located at the University of Battambang, is reportedly 60% complete. While the US\$360,000 worth Koh Thom stadium swimming pool in Kandal province, is complete and ready for use.

“The land around the Kampong Speu stadium is wide and beautiful, so we want to transform the area into a satellite city. According to the plan, we want to put a rehabilitation centre in that area,” H.E. Vy Samnang, Kampong Speu Administrator said.

“We also want to build a film studio there. The one that we have now is not so good, so we want to have another film studio with a more modern design. We want to expand our province’s potential and the size of the city,” he added.

Built to serve as a venue for the 32nd SEA Games in 2023, among the three international stadiums, the US\$160 million Morodok Techo National Stadium, building on area of 16.22 hectares, is scheduled to complete by the end of this 2020. This giant size sporting place can

At the same times, two other stadiums have just been approved. One of them is a Samdech Techo Hun Sen Stadium which is to be constructed on 25 hectares in Krakor district in Pursat province. HE Keo Rottanak mentioned that the project was designed to provide Prime Minister Hun Sen’s legacy for the province and in response to the development of the sports sector in Cambodia.

The provincial administration and the project team have now slowly begun the

The stadium is located in Tamol village in Chabar Mon town, Kampong Speu province, and this area will be transformed into a satellite city, including a new rehabilitation centre and a modern film studio. The project set to be finished ahead of the 2023 SEA Games which Cambodia is hosting.



Bentley Systems Opens Up Full Access to LEGION Simulator and OpenBuildings Station Designer

NEWS ALERT

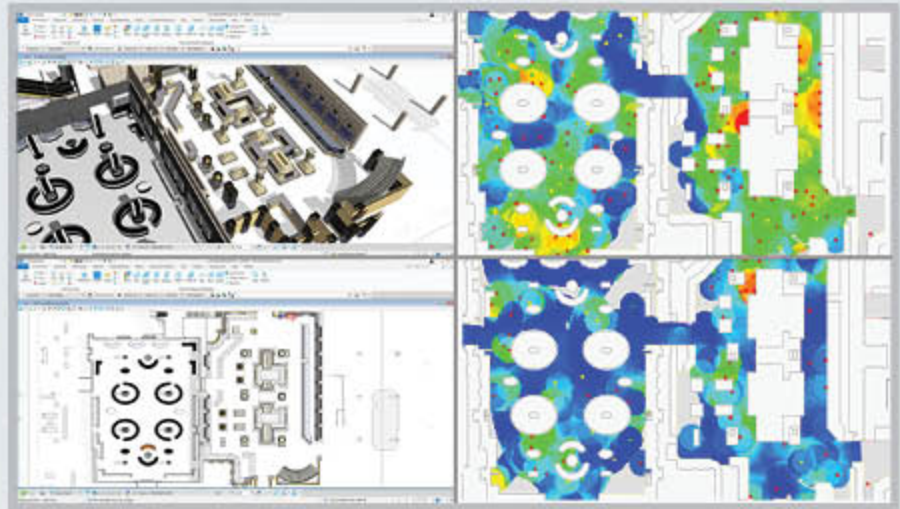
To Help Building and Facilities Managers Meet the Demands of Social Distancing, Bentley Systems Opens Up Full Access to LEGION Simulator and OpenBuildings Station Designer and Waives Subscription Fees through September 30, 2020



Scan to learn more about LEGION Simulator and OpenBuildings Station Designer

Today announced Bentley System has opened up its LEGION Simulator and OpenBuildings Station Designer software, including waiving new subscription fees through September 30, 2020, for facility managers to incorporate pedestrian simulation methodologies across their planning, design, and operations teams.

With social distancing and crowd management at the forefront of global concerns, OpenBuildings Station Designer and LEGION Simulator software can help station owners, planning and design firms, and facilities operators to develop models, simulate crowd movement, analyze foot traffic, and optimize space utilization of infrastructure assets such as rail and metro stations, airports, retail and commercial complexes, hospitals, and stadiums. OpenBuildings Station Designer's BIM environment provides 3D context for LEGION's included pedestrian simulation to create an operational digital twin to improve safety, efficiency, and security, while mitigating risk.



▲ CAPTION:

Top left illustrates a 3D model of a retail operation created using OpenBuildings Station Designer. Bottom left shows 2D floor plans that are then imported into LEGION Simulator (right) to test two scenarios. Examples shown are at occupancy rates of 75% (top) and 25% (bottom) to comply with social distancing requirements.

LEGION Simulator helps users solve new planning and operations challenges in:

- validating social distancing plans while helping to ensure safe operations;
- ensuring space maximization, activities distribution and controlled egress/ingress;
- modeling safe and comfortable wayfinding strategies and evacuation plans; and
- providing virtual, collaborative planning, design and operations reviews.

Further, LEGION Simulator and OpenBuildings Station Designer offer the continued long-term benefits of a BIM collaboration environment that avoids data silos, coordination delays, and other limitations that result from the separation of planning and design workflows.

"We are going through extraordinary times and change will be a constant reality in the months and years ahead.

Bentley's OpenBuildings Station Designer and LEGION Simulator enable planners, architects, engineers, and operators to apply digital twin approaches to solve today's design and operation challenges more quickly, efficiently, and safely across rail and metro stations, airports, and other public buildings and amenities," said Ken Adamson, Vice President, Design Integration for Bentley.

"Atkins has collaborated successfully with LEGION for over 20 years, and we look forward to building upon our own thought leadership on Covid-19 and for the Transport Sector by applying LEGION's simulations for social distancing in response to requests by our metro clients in Hong Kong, Singapore, Dubai, and Saudi Arabia," said Cameron MacDonald, Technical Director, Operations Advisory, Atkins, a member of the SNC-Lavalin Group.

LEGION and OpenBuildings Station Designer are part of Bentley's comprehensive efforts to provide resources and useful information to help both user organizations and end users meet the current challenges successfully. For more about Bentley's response to the challenges of working from home and other software offers, please visit www.bentley.com/en/workingfromhome.

About Bentley Systems: Bentley Systems is a leading global provider of software solutions to engineers, architects, geospatial professionals, constructors, and owner-operators for the design, construction, and operations of infrastructure. Bentley's MicroStation-based engineering and BIM applications, and its digital twin cloud services, advance the project delivery (ProjectWise) and the asset performance (AssetWise) of transportation and other public works, utilities, industrial and resources plants, and commercial and institutional facilities.

Bentley Systems employs more than 3,500 colleagues and generates annual revenues of more than \$700 million in 172 countries. From inception in 1984, the company has remained majority-owned by its five founding Bentley brothers. www.bentley.com

PHNOM PENH MUNICIPALITY DIARY

MAY - JUNE 2020

▼ Phnom Penh Municipality Governor to inspect drainage and pedestrian construction in Sangkat Tonle Bassac

21 May

Phnom Penh Municipality Governor HE Khuong Sreng led the relevant departments and officials of the Municipality Administration Department to inspect drainage and pedestrian construction along Norodom Boulevard and Street 462 in Sangkat Tonle Bassac, Khan Chamkarmon, Phnom Penh.



▼ Governor checks progress on elevated walkway

15 Jun

HE Khuong Sreng, Governor of Phnom Penh Municipal Governor is convoy to inspects the progress of the construction of the elevated walkway in front of Deum Kor Market in Sangkat Phsar Deum Kor, Khan Toul Kork, Phnom Penh that going to complete. The new elevated walkway will facilitate people to walk across the congestion street and reduce traffic accidents that may occur.



▼ Meeting on reconstruction of underground optic-cable

26 May

Phnom Penh Municipality Administration holds a meeting preside over by Municipal Governor HE Khuong Sreng on reconstruction of underground optic-cable dug in the area of Phnom Penh with attention from HE acting ministry of communication, commune mayors and deputy mayor, and relevant departments under Phnom Penh Administration to ensure the repair quality, soil excavation and safety of the people traveling across.



▼ Phnom Penh Capital received 583 projects for the first 5 months of 2020

16 Jun

During the first 5 months of this year, Phnom Penh Capital received 583 construction projects, of which 2,821,317 square meters with a total investment of US\$ 1,375,628,050.

According to Mr. Sarin Vanna, Director of the Department of Land Management, Urban Planning and Construction of Phnom Penh speech in the morning of June 16th, 2020 at the meeting was organized by Government spokesman unit.



▼ Relocation project for traffic of Kdan Pi park and drainage along Russian Boulevard

08 Jun

The plan to relocate the traffic and restructure traffic system with reconstruction of Kdan Pi Park into roundabout has reached asphalt paving phase and drainage system along Russian boulevard almost finish.

Remarkable, the plan to relocate the traffic and restructure traffic system is arm to improve traffic congestion.

COVID-19 DID NOT HAMPER PHNOM PENH AND SIHANOUKVILLE'S MAJOR ROAD CONSTRUCTION PROJECTS

Starting from Phnom Penh, by the end of April 2020, although the world and Cambodia have been facing the coronavirus global pandemic, progress on constructing Ring Road No 3 is still ongoing. The US\$273 million construction project linking Phnom Penh to Kandal province stretching about 52.9 km is 37.15% complete and will be finished by December 2021 as planned.

Phnom Penh-Sihanoukville Expressway going smoothly through geographical challenges

At the same time, the 190 km Phnom Penh-Sihanoukville expressway construction project, costing US\$1.9 billion is 21% complete and continues smoothly ready for use in October 2022 despite some challenges in terms of geographical factors and the COVID-19 pandemic.

The good functioning of the project is due to MPWT cooperating well with relevant institutions and workers' efforts, both by the Khmer and Chinese sides, to get the job done on schedule.

Regarding the COVID-19 crisis, he also mentioned that it has not affected the road construction process. Despite the lack of infections on the project site, the ministry has taken stern measures to prevent the virus from infecting employees and workers at the site. In addition to providing masks, hand sanitisers and restrooms on the worksite, they also distributed leaflets and handbooks about COVID-19 to the workers.

Construction of 34 roads in Sihanoukville 90% complete

The construction of 34 city roads in Sihanoukville province costing nearly US\$300 million is now 90% completed, according to the MPWT's official Facebook page on 16 May 2020.

The 34-road construction program has a total length of 82,145 km constructed by seven construction companies. It was scheduled to be complete in 8 months, but by 16 May 2020, 90.60% of the work was complete.

The renovation and expansion of these 34 roads have been being undertaken with a particular focus on ensuring life-long quality after being catastrophically damaged by rapid development and flooding in recent years. The program will transform Sihanoukville to be a modern, beautiful, environmentally friendly place to live, and for tourism and business.

Reconstruction of National Road 3 (Phnom Penh - Kampot) 74% complete

The reconstruction of National Road 3 (Phnom Penh to Kampot city) at 134.826 km long, is now 74% complete and is expected to be finished nine months before schedule as the progress of the construction has continued smoothly.

The project is divided into two phases. The first phase is from Chom Chao (Phnom Penh) to Bek Kooos at a length of 69.90km, is widened up to 24.5 metres, with Asphalt Concrete (AC) 9cm thick divided into four sections.

The second phase is from Bek Kooos to Kampot city with a length of 64,926km with Asphalt Concrete (AC), is widened by 12 metres and is divided into 2 sections. Additionally, the road is equipped with speed-checking cameras to ensure drivers respect the traffic laws.

The project is worth approximately US\$219,911 million funded by the People's Republic of China, together with a Royal Government of Cambodia's budget contribution. It is being constructed by China Road and Bridge Corporation, and technically reviewed by Guangzhou Wanan Construction Supervision Co., Ltd.



MLMUPC DIARY: MAY - JUNE 2020

▼ Committee inspects progress on 34 roads and wastewater construction in Sihanoukville

16 May

HE Chea Sophara, Deputy Prime Minister, Minister of Land Management, Urban Planning and Construction, and Chairman of the National Committee for Coastal Management and Development of the Cambodian Beach, inspected progress on the construction of 34 roads and inspected the wastewater treatment site in



▼ MLMUPC committee conducts review visit of LASED II

20 May

Mr Dok Dooma, Deputy Director General of the Department of Housing, Ministry of Land Management, Urban Planning and Construction and Director of Land Allocation for Social and Economic Development Phase 2 (LASED II) accompanied the provincial, district and commune working groups to review infrastructure development.



▼ Ministers inspect progress on construction of 34 roads in Sihanoukville

17 May

Samdech Pichey Sena Tea Banh Cambodia's Deputy Prime Minister and Minister of National Defense, HE Chea Sophara, Deputy Prime Minister, Minister of MLMUPC; Minister of Public Works and Transport, Minister of Tourism, Minister of Environment Minister of Environment, and Governor of Preah Sihanouk Provincial Council, as well as leaders of inter-ministerial organizations and other related authorities visited the progress of the construction of 34 roads in Sihanoukville.



▼ Samdech Techo Prime Minister visits construction of 34 roads in Sihanoukville

01 Jun

Samdech Techo Hun Sen, Prime Minister of the Kingdom of Cambodia accompanied by HE Chea Sophara, Deputy Prime Minister, Minister of Land Management, Urban Planning and Construction, and Chairman of the National Committee for Coastal Management and Development of Cambodia (CPC), has inspected the progress of the construction of 34 roads in Sihanoukville for the evidence of development is continue although Cambodia suffered from COVID-19.



▼ Deputy Prime Minister HE Chea Sophara visits new Phnom Penh Int't Airport construction site

03 Jun

HE Chea Sophara, Deputy Prime Minister, Minister of Land Management, Urban Planning and Construction, and Chairman of the new Phnom Penh International Airport Project visited the new Phnom Penh International Airport construction site, located in Kandal and Takeo Provinces. The purpose of the inspection was to ensure the site was prepared in advance of the visit by Samdech Hun Sen.



Chip Mong Concrete, the Perfect Partner for Your Construction Enterprise

Below: Queued up mixer truck ready to delivery



Right: Experts demonstrated significant knowledge about production techniques

Cambodia's construction sector has grown remarkably in recent years. In response to this growth, Chip Mong Concrete of Chip Mong Industries has expanded its potential by adding 13 ready mixed plants throughout Phnom Penh and Sihanoukville.

Chip Mong Concrete supplies the most advanced ready mixed plants, recognised by international standard ISO9001: 2015 with high concrete quality as well as providing the best service to customers.

Moreover, Chip Mong Concrete is equipped with the latest technology in each factory to ensure the accuracy and the usage of the best raw materials under proper inspection before supplying the products to the customers.

Additionally, Chip Mong Industries has ordered additional concrete mixer trucks, concrete spray trucks and concrete spray machines in response to the development of the Cambodian construction sector.

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CCA 2020 CONSTRUCTION EXHIBITION STILL TO BE CONFIRMED

The annual biggest construction exhibition in Cambodia organized by the Cambodian Constructors Association (CCA) is yet to confirm as to whether it will proceed according or be delayed due to the social distancing measures caused by COVID-19.

CCA Secretariat General Manager Mr Chhiv Sivpheng told *Construction and Property Magazine* that the association is waiting to see the development of the COVID-19 situation and that there is no official announcement yet to whether the exhibition will be postponed to a later date.

"We will give the announcement later, maybe around 3 months before the schedule because right now we are waiting to see if the government will allow social gathering later or not," he said.

Sivpheng hopes that the COVID-19 situation will improve so businesses can operate as normal.

Every year, CCA organises the Cambodia Construction Industry Expo which will showcase thousands of products from hundreds of booths of local and international companies.

This year, if no postponement, the exhibition will be held for December 3-5 at the Diamond Island Convention and Exhibition Center.



For more information please contact Ms Mana to stay up-to-date
+855-60-888 944 or expo@construction-property.com

ACF DISCUSSES HOW TO OVERCOME CORONAVIRUS PANDEMIC AT 49TH MEETING



The ASEAN Constructors Federation (ACF) conducted its 49th meeting via Zoom video conferencing on 10 June 2020 to discuss the development of the construction industry in the region.

ACF Council Meeting is an annual meeting that provides opportunities for its members including, Cambodia which is represented by the Cambodia Constructors Association (CCA), to share information on the potential of the construction sector from each country.

President of Master Builders Association Malaysia (MBAM), Foo Chek Lee, the newly appointed Chairman for ACF said the industry is currently facing with challenges brought by the COVID-19, global trade war, and multiple other issues that impede ACF's member progress.

"So let us work together and share information on how to overcome these difficult times," he said in a press release.

"We need to fortify our commitment to solidarity, ensuring that our members that are less resourced can cooperate and have more opportunities and assistance to take on projects and also ensure that stakeholders in the built environment get maximum value for their investments by monitoring standards of practice within the industry. Let us take this opportunity to also work together to push and promote "BUY ASEAN FIRST," he added.

In addition, Foo also suggested that contractors should look into new off-site approaches for better management of their project.

"It is utmost important for contractors to look into new off-site approaches that can help to improve the predictability and consistency. This effort is important due to the impending high cost of construction coupled with the shortage of skilled labour and ever-shrinking workspaces," he said.

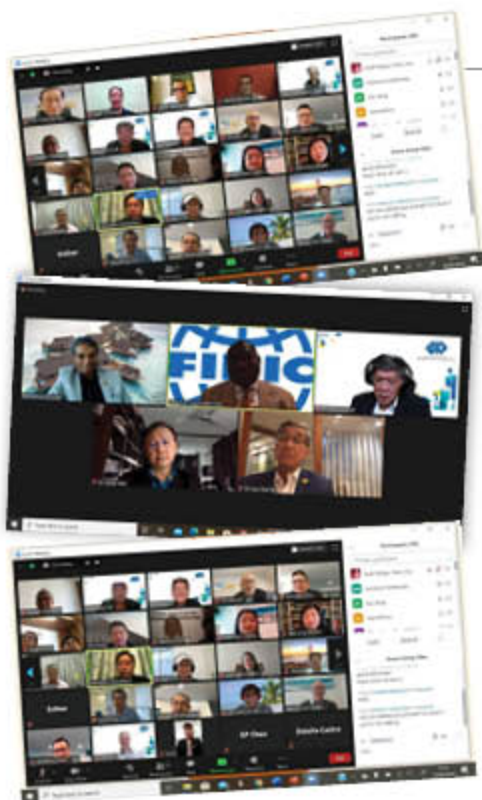


CCA joins IFAWPCA video conferencing call



ABOVE:

Zoom Captured Photo for the Video Conference Call on 38th IFAWPCA mid-term executive



The Cambodia Constructors Association (CCA) joined a video conferencing call of the International Federation of Asian and Western Pacific Contractors' Associations (IFAWPCA) held on 17 June 2020.

The meeting allows members to exchange experiences related to the construction industry with the other members of the IFAWPCA. This year, IFAWPCA had a touch on the current COVID-19 situation.

The discussion also look into how the Federations can collaborate together to aid IFAWPCA member countries in managing FIDIC contracts better, FIDIC contracts possible changes related to

the current pandemic and sharing technical expertise.

Last year, Dr Tan Monyvann, representative of CCA Chairman Neak Oknha Pung Kheav Se joined a summit of IFAWPCA in Thimphu, Bhutan.

CCA joined as a member of IFAWPCA on 6 February 2015 in Kuala Lumpur during the 38th IFAWPCA Mid-term Executive Board Meeting.

IFAWPCA was established in 1956 to promote social and economic progress through construction development and currently has 19 members.

FOCUS

Property

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ASEAN Real Estate Businesses Seek Solutions for Growth Post-COVID-19

Over 80% of businesses across the Asia Pacific are seeking solutions to restructuring their real estate portfolios as the COVID-19 lockdown begins to ease amid a 'new normal' across the region, according to a survey by JLL. Many are searching for alternative solutions to keeping their business operations including implementing modifications to their offices.

The Guide for Workplace Design Considerations report by the company describes some short-to long-term priorities, including space planning solutions, tech-enabled experiences and operational functions to help companies through the difficult process of re-entry. The guide also describes ways corporates can re-assess their office footprint with decentralization scenarios or re-designs that can protect their businesses and people in the long run. Potential measures include establishing private, enclosed workstations, fitting social and break-out spaces with labels or physical dividers, or even installing thermal imaging technology in the building lobby and reception areas.



Capitaland and Granted US\$350m Green Loan

Singapore-based property conglomerate Capitaland announced at the end of May that UOB (United Overseas Bank) had granted them a four-year US\$352.16 million green loan. The loan represents the largest ever to be granted in the Singapore real estate market, according to *finews.asia*.

The loan is not to be used on any single real estate project but, according to Capitaland, it will be leveraged for general corporate matters, in particular since the company have been complying with the Global Real Estate Sustainability Benchmark (GRESB), which evaluates the ESG (Environmental, Social and Governance) performance of real estate and infrastructure investments worldwide. "Integrating Capitaland's ESG performance with our financial metrics demonstrates the Group's long term focus on sustainability and responsible growth," said Andrew Lim, the group chief financial officer at Capitaland.

Based on their 11th Global Sustainability Report, Capitaland has accumulated utility-related savings worth almost US\$150 million since 2009, which rose from US\$122.5 million from a year ago.



Singapore Residential Sales Fall 14% due to COVID-19

Singapore-based property consultant EDMUND TIE & Company has reported that private home prices in Singapore fell by 1% quarter-on-quarter (q-o-q) in Q1 2020, according to their URA All Residential Property Price Index.

The Non-Landed Property Price Index (PPI) and the Landed Property Price Index also registered q-o-q declines of 1% and 0.9% in Q1 2020 respectively. The price decline amid the COVID-19 pandemic and economic slowdown has dampened market sentiments and reduced demand for homes as local homebuyers held back their purchase plans to assess their financial positions.

The COVID-19 pandemic has also led to lockdowns in many countries, restricting short-term visitors and potential foreign homebuyers entering Singapore. As the number of new cases of COVID-19 has grown since March 2020, increased restrictions on mobility in Singapore with social distancing and limits on the number of visitors to residential show flats have reduced purchasing and leasing activities, impacting the private home transactions and prices.





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GOVERNMENT EXCHANGES 30 HECTARES OF BEOUNG TA MOK WITH OTHER THREE LAND AREAS

The government has decided to grant ownership of 30 hectares of Beoung Ta Mok to Mrs Kim Heang in exchange with three other land areas, according to a letter from the Council of Ministers to the Minister of Economy and Finance, the Minister of Land Management, Urbanisation and Construction, the Minister of Water Resources and Meteorology, and the Governor of Phnom Penh dated 27 April, 2020.

The letter confirms the land swop of 30 hectares of Beoung Ta Mok located in Kork Roka commune, Prek Pnov district, Phnom Penh to Mrs Kim Heang in exchange for 3 hectares located to the east of the Win-Win Memorial, 2 hectares in the satellite garden city in Prek Pnov district and a 4.8-hectare former garbage field in Stung Meanchey.

Tamok Lake or Kob Srov Lake has a total area of 3239.7 hectares. The lake was defined by a government sub-decree dated 03 February 2016 as state public property. The public lake covers the entire lake and surrounding lands.



GMAC ISSUES APPEAL LETTER REQUESTING LANDLORDS TO REDUCE RENTAL FEES BY 30%

The Garment Manufacturers Association in Cambodia (GMAC) issued a formal letter on 08 May 2020 appealing to landlords who lease premises for all garment, footwear, and travel bag industries in Cambodia to reduce their rental fees by at least 30% for 3-6 months given the severe impact of COVID-19 on the sector.

In its appeal letter, GMAC stated that to date, 180 factories have suspended production due to the impact of COVID-19 on orders, with the sector expecting further exacerbated suffering.

Factories having suspended operations are reported as being unable to cover basic costs due to sharp declines in, cancellation of and an absence of orders during the pandemic. The same source also reported that a further 60 factories are also expected to suspend their production.

THE NATIONAL MUSEUM OF RENEWABLE ENERGY AND THE HUN SEN KAMPOT NATIONAL PARK IN BOKOR MOUNTAIN TO LAUNCH IN 2020

The project to build a renewable energy museum, along with the creation of the "Hun Sen Kampot National Park" on an 8.6-hectare area located in the community of Monivong Bokor National Park, will begin in 2020 and is set to be completed by 2022. This unique landmark project was addressed during a consultation meeting on the collaboration and impact study on the implementation of the project by the Kampot Provincial Administration, presided over by H.E Keo Rottanak, Minister Delegate attached to the Prime minister and the Director General of Electricity of Cambodia with the Governor of Kampot and a total of 28 local authority officials on 21 May 2020.

Speaking at the meeting, H.E Keo Ratanak stated that the purpose of this project is to focus on two issues: First, to provide a knowledge hub for international tourists and the Cambodian people by creating a hydropower information collection in a single place. When tourists visit Bokor National Park, they will be able to learn about hydropower in Cambodia by visiting the museum.





ក្រុមហ៊ុន ស៊ី អេស អិ



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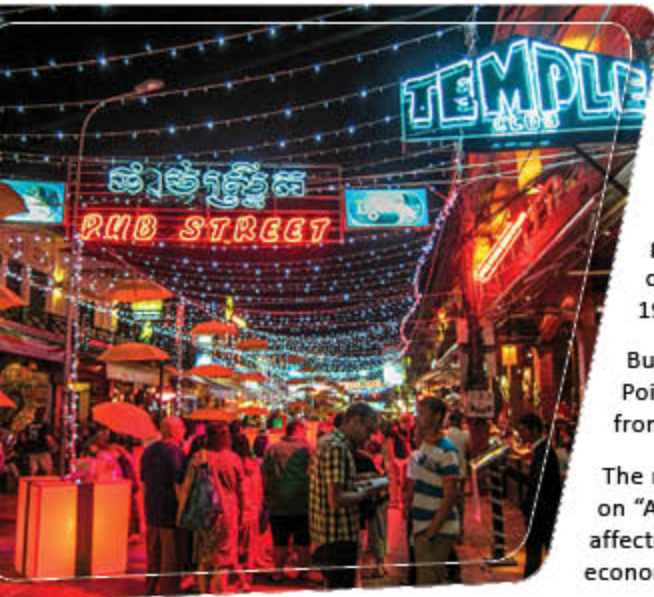
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Two Mountain Resorts in Battambang Granted Natural Heritage Status

The Royal Government of Cambodia has designated two mountain resorts in Battambang as natural heritage sites with a total area of more than 400 hectares. Both have been declared as natural heritage sites by two separate sub-decrees.

Sub-Decree No. 64 RNKR.BK dated 25 May 2020 declared Phnom Prampi as the Phnom Prampi Natural Heritage Site on 358.8 hectares located in Bour commune, Phnom Proek district in Battambang province. Additionally, Sub-Decree No. 67 RNKR.BK dated 25 May 2020 declared Phnom Teak Treang as Phnom Teak Treang Natural Heritage Site on 79.82 hectares located in Traeng commune, Rotanak Mondol district, Battambang province.

The decision to create these two natural heritage sites is aimed at protecting their ecological role for the benefit of all generations and providing natural and cultural services for sustainable use. It is also to increase the participation of local communities as well as the public in contributing to the management, protection and conservation of biodiversity, natural resources and cultural heritage in the region.



Government Issues Tax Exemption for Tourism-related Businesses for Two More Months

The Royal Government has announced a further tax exemption for two more months for tourism-related businesses including hotels, guesthouses, restaurants and travel agencies in Phnom Penh and six other provinces, in order to help the tourism sector amidst the COVID-19 crisis.

Businesses in Phnom Penh, Siem Reap, Sihanoukville, Kampot, Bavet and Poipet are exempted from all monthly taxes for two more months starting from June to July 2020,

The measure was adopted following a Royal Government announcement on "Additional measures aimed at helping the private sector and workers affected by the COVID-19 pandemic and measures to boost Cambodia's economy after the pandemic" on 26 May 2020.

GDT Reminds Immovable Property Owners to Pay Taxes Before 30 September

The General Department of Taxation (GDT) has reminded all immovable property owners in Phnom Penh and all provinces to pay their property taxes including the tax on unused land for 2020 before the end of 30 September 2020, according to the notification of the General Department of Taxation on 28 May 2020.

Seeing the stagnation in the tax payments of all immovable property owners, the General Department of Taxation issued this reminder letter to remind the taxpayers and to promote the effective collection of real estate taxes and/or unused land taxes for 2020. This announcement is also aimed to avoid the accumulation of tax payments during the deadline.

Immovable property owners who fail to file a timely tax return will be subject to the penalties as per law in force.



HOW CHINESE BUYERS DISAPPEARED FROM THE CAMBODIAN REAL ESTATE MARKET AND THE IMPACT ON LOCAL SELLERS



BY ERIC WONG CHON LAP

The local Cambodian market has lost its most important source of inbound investment, as the coronavirus pandemic clouds the economic outlook and keeps Chinese investors from travelling to Cambodia.

This is in stark contrast to a few years ago when Chinese investors were snapping up condominium spaces. A lot of these buyers are now taking a step back because of the global economic outlook. In addition, capital controls imposed on money flowing out of China are also hurting real estate not only in Cambodia but around the world.

The COVID-19 virus has also continued to affect hotels and condominiums that service tourists and property buyers. China has placed restrictions on movement, and this has posed a threat to real estate developers in Cambodia, as Chinese clients are unable, or unwilling to fly to Cambodia. The Cambodian

authorities have also stopped issuing tourist and entry visas which deterred people from travelling to Cambodia for site visits. With many condominium developments approaching completion, and Chinese clients unable or unwilling to transfer, they would rather have their deposit forfeited, or request a refund and withhold their investment which can be caused a big financial hit to the developer. As a result, property developers should step up their marketing promotions to attract local homebuyers; this may present a golden opportunity for consumers who are planning to buy a condominium unit at an affordable price, or below market value.

On the other hand, some of the real estate property sellers are desperate for money because, unlike sellers in most other countries, they borrow beyond their means to finance the property in the first place. Motivated sellers are now beginning to reduce

prices to make their properties more attractive, particularly in Sihanoukville. Some people made irrational or emotional purchases before COVID-19, which has cost them significantly more than their property was worth. As money becomes tight, they may need to raise cash quickly to cover and finally cut their losses and offload the property at a lower price.

It is important for property buyers to take into account that purchase of residential property is a long-term financial liability; therefore they must take into account their debt serviceability in the long run, together with additional expenses that may incur which affect their ability to pay the instalments before they made any purchase decision. Nonetheless, the post-COVID-19 market is expected to gradually come under control, and this will improve the overall property market sentiment if the country does not suffer the second wave of COVID-19 infections.



7-ELEVEN®

Franchise to Open in Cambodia

Since May, the opening of a 7-Eleven franchise in Cambodia has been a hot topic and subject to analysis by experts at the Thai stock market.

"CP All, Cambodia has received a 7-Eleven business contract in Cambodia, which can be said to be a very positive thing for CP," said Three Thip Wongsangphaibun Senior Director, Analysis Department of Kasikorn Securities.

He also pointed out that the company saw the retail market in Cambodia remains as competitive as the Thai retail market. Currently, Cambodia does not yet have a large market, so it is an opportunity for CP All to enter at this time. In addition, over the past few years, CP All has expanded its branches into Cambodia. For this reason, CP All has sufficient information about customer behaviour in various groups and also as a funding source for strategic sales applications.

The sentiment and analysis came after Mr Kriengchai Bunpho Aphichat, Chief Financial Officer, CP All Public Company Limited, updated the Thai Stock Exchange (SET) that CP All (Cambodia) Co. Ltd., a subsidiary of Thailand's largest conglomerate, reached an exclusive agreement for importing the 7-Eleven franchise to Cambodia through parent company 7-Eleven, Inc.

At the same time, CP All (Cambodia) Co., Ltd. It has been granted a business license to establish and operate 7-Eleven

stores in Cambodia for 30 years with stores opening from 2021 onward. The contracting party may agree to renew two more contracts every 20 years.

CP All (Cambodia) Co., Ltd., one of the largest companies in Cambodia, is preparing to operate the 7-Eleven franchise. In addition, the Franchise Agreement in Cambodia requires a stake of US\$5,000 to acquire the rights to operate the business.

In addition, CP All is waiting for another license to open a 7-Eleven franchise in Laos. If Laos issues the permit, then CP All will become the exporter of the rights to two ASEAN countries.



W

BY ERIC WONG CHON LAP



With the real estate sector booming, especially in the land and housing markets in Cambodian cities and provinces, understanding the types of taxable immovable property is important for property developers, land broker agencies and the general public to process their tax payment as required by law.

What kind of immovable properties are taxable?

The definition of "Immovable Property" is clearly spelt out in Article 13 of the 2010 Law on Finance. The term refers to lands, houses, and other constructions directly built on the land. In Cambodia, real estate is taxed only if the property is worth more than 100 million riels, or approximately US\$25,000 and must fall under any of the following categories:

- 1. Land:** Refers to land without buildings and/or land with buildings
- 2. House:** Refers to a place to live
- 3. Buildings or constructions:** Refers to buildings and constructions that are connected to the land.

Whereas the untaxable immovable property is a kind of property that is worth 100 million riels or less, according to article 14 of the 2010 Law on Finance, untaxable immovable properties include:

- A. Agricultural land:** Such as farmland, ranchland or salt fields. If any part of the agricultural land on which the buildings or constructions are built and not permanently used for agricultural activities, all those parts are taxable.
- B. State properties:** Immovable property that is owned by the Royal Government or a governmental institution that is listed as state property.
- C. Religious and charity property:** Immovable property belonging to any community or individual that operates only for purely religious and a charitable purposes. They are still taxable if the properties are only temporarily rented or given away to someone not for charitable purpose.
- D. Diplomatic property:** Immovable property belonging to foreign diplomat-



ic missions or consulates, international organisations and technical cooperation agencies of any state acknowledged by the Royal Government.

F. Majeure Force: Immovable property that is seriously damaged by force majeure events.

G. Incomplete buildings: Any home or building under construction less than 80% complete and not yet used. But even if the immovable property is not in use, the land is still subject to tax; and

H. SEZs Property: Immovable property in special economic zones that directly serves only production activities.

Who is liable for property taxes?

According to the above law, a taxpayer is referred to as a natural person or a legal entity that is determined by law to pay the property tax in various categories. Such persons or entities include:

- A. Proprietor:** Refers to a natural person or legal entity which holds a title of possessory right over immovable property or a certificate of ownership over immovable property issued by the cadastral administration.
- B. Occupier:** Refers to a natural person or legal entity which doesn't hold a title of possessory right over immovable property or a certificate of ownership over immovable property issued by the cadastral administration.
- C. Final beneficiary:** Refers to a natural person or legal entity which is entitled

to the right of use, the right to enjoy, the right of management and the right of final residence on that real estate. A successor is one example of the final beneficiaries.

This means that even if we do not own the property, if we are the one who occupies or gets the direct benefits from the property, then we are liable for property taxes.

In short, the type of taxable property in Cambodia depends on the amount of the property value, type of ownership and the purpose of using that property. Not all of the immovable property owners are subject to be taxed, and it does not mean that all of more than 100 million riels property owners are taxable. It also depends on for what purpose the property is used.

For instance, Ms. "A" owns a hectare of land in Siem Reap. She built a three-storey house on a half-hectare of the land. For the remaining land, she runs a livestock farm. All three-storey houses, in cases worth over 100 million riels, and a half hectare of land on which the houses are built are subject to property tax. The other half hectare of her livestock farm is not taxable as long as the business is approved by the department of the Ministry of Agriculture, Forestry and Fisheries.

Notably, unused properties are also subject to tax, especially land without construction and land with construction but abandoned in cities and areas as defined by the "Unused Land Appraisal Committee (ULAC)."



ABOUT THE AUTHOR

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Charles Amar has extensive experience on all aspects of real estate law with a particular focus on issues related to real estate investment, project development, construction, and asset management.

He regularly advises domestic and foreign clients seeking expert advice and innovative solutions on significant and complex transactions involving property, whether already developed or at the planning stage.

His competence and expertise runs the full gamut of real-estate projects whether they be residential (boreys, condominiums), office space, shopping centers, hotels, warehouses, industrial facilities or car parking lots.

Charles is a qualified lawyer admitted to the Paris Bar for over 15 years. He is also a professor in Construction Law at the Royal University of Law and Economics, Phnom Penh.

COVID-19

THE IMPACT ON LEASES AND RENTAL PAYMENTS IN CAMBODIA

The COVID-19 global pandemic continues to rage and tenants in Cambodia are now looking carefully at whether this situation can be considered a force majeure event in order to seek a cessation or reduction of their rental payments.

On 11 March 2020, the World Health Organization (“WHO”) officially declared the outbreak of the coronavirus disease 2019 (“COVID-19”) a global pandemic.

In response, the Royal Government of Cambodia has implemented various protective measures and restrictions in order to control and prevent the further spread of the virus. This has involved the closure of all schools, universities, training centers, museums, cinemas, concert halls, bars, casinos, massages and spas, gyms and fitness centers.

These measures automatically resulted in business losses for their operators leading to severe difficulties in paying their employees, suppliers, landlords, mortgages and so on down the line.

Various tenants have expressed their concerns regarding the current situation and are interested to know whether this crisis can be considered as a force majeure event which would allow affected tenants to claim rent reductions or cancellations.

Force majeure is not expressly defined by the Cambodian Civil Code which only refers to the right of tenants to claim rent reductions on the basis of force majeure. Article 606 of the Civil Code provides that “if a lessee who has leased land with a view to profit therefrom receives less profit than the amount of the rental by

reason of force majeure, he may demand that the rental be reduced to the amount of such profit.”

Therefore, two cumulative conditions must be fulfilled in order to validly claim rent reductions. The tenant must have (i) leased land (this may exclude scenarios where the tenant only rents the premises or building) and must have (ii) received less profit than the rent amount due to a force majeure event.

These conditions would be easier to evidence in the case of cinemas, bars or casinos for example as they have been forced to close their businesses and thus deprived of their ability to generate any profit as a result of the COVID-19 crisis. However, this would be more challenging to prove in the case of private schools or universities (especially those which have developed e-learning systems) unless they could provide evidence on the issuing of discounts or reductions on student tuition/enrollment fees to their students.

It is thus crucial to evaluate whether the COVID-19 crisis can be considered as a force majeure event. Given that the Civil Code does not provide any definition, it is necessary to review whether such a definition is mentioned in the lease agreement executed by the parties. If no definition is provided in the terms of the



lease, it will be at the discretion of judges or arbitrators to determine whether force majeure is duly triggered by COVID-19 and applicable to the lease's terms and obligations.

In this respect, the judge will also pay due attention to when the lease was executed. If the lease was executed in February or March 2020, it will be much more difficult for the tenant to claim that COVID-19 was unexpected as the parties must have been aware of the pandemic at that time.

Another option open to parties of a perpetual lease (i.e. a lease term between 15 to 50 years) is the right to request the Court to review the rental amount if one of them considers that the circumstances have changed from those existing at the time during which they executed the lease.

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

A tenant that files a claim will therefore need to evidence that following the COVID-19 crisis there was a demonstrable change of circumstances justifying its right to claim a rental amount reduction. The tenant will also need to provide evidence as to what should be the appropriate amount that it will pay with particular reference to current market practices and average rental rates.

Whether a rent reduction will be awarded will be subject to the discretionary powers of the judges as the Civil Code does not provide any relevant rent calculation methods.

In conclusion, in order to consider whether the tenant can claim rent reductions or rent cancellations due to this COVID-19 crisis, it will be necessary to review (i) the wording of the force majeure clause where the lease includes such a clause and (ii) if the conditions provided by the Civil Code are fulfilled. In this respect, it is highly recommended that tenants seek assistance from legal professionals before sending any notices of claims to their landlords.



#KhmerRead

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Food Delivery Putting Traditional Stores on the Line



BY ERID WONG CHON LAP



Online food delivery services were almost non-existent in Cambodia a few years back. However, consumers nowadays are able to have their favourite food delivered to their doorsteps via online food delivery applications.

Currently, consumers can order anything ranging from burgers, bubble tea or fried chicken from large chains, major brand-name restaurants or small shops such as SME or even street food stalls, thanks to the advancement of technology and the rapid global penetration of e-commerce.

Online food delivery has proven to be a successful business around the world and the popularity of online ordering in Cambodia is on a meteoric rise. Here in Phnom Penh, ordering food online is clearly a convenient solution for the locals in order to avoid traffic jams under the scorching weather, not to mention the current outbreak of COVID-19. Traditional food retailers have also reported growth in their food delivery business, which will slowly account for a bigger percentage of total restaurant business value in the future.

Online food delivery platforms in Cambodia such as E-Gets, foodpanda or NHAM24 offer applications with maximum convenience and transparency in ordering food. They not only enable users to quickly browse through menus, prices and reviews etc. but also allow users to track the progress of their food deliveries in real-time. Furthermore, these online delivery platforms benefit users and enable them to explore many food choices offered by local restaurants which consumers may have never even knew existed.

These online platforms are also competing aggressively among themselves, with many marketing strategies such as promotions, low delivery fees, and reducing delivery time. However, delivery services in Cambodia today are limited to only Phnom Penh, so these players should also compete to steal market share outside Phnom Penh in the future when demand is up. In the past, many restaurants used to be reluctant to join or concerned that their branding would be affected. But for survival's sake, they are forced to try food delivery. As revenue has slumped compared to the pre-COVID-19 crisis, these delivery platforms and also takeaways will definitely improve sales for restaurant owners in the short term and provide them with a lifeline to survive in this current tough economic market.



MOE REGISTERS 30,000 HECTARES OF NATURAL HERITAGE SITES, PLANS TO ENLIST MORE

The government has issued sub-decrees to establish 11 historic mountain resorts as natural heritage sites on a total area of 28,719.391 hectares located in Preah Vihear, Pailin, Battambang and Banteay Meanchey province. Among those Phnum Tang is the first natural heritage site located in Preah Vihear with a total area of 25,269.41 hectares.

Of these, the government has granted natural heritage status to six mountain resorts in Banteay Meanchey spread over a total area of 2000 hectares, and three other mountain resorts in Battambang province covering the land of about 1064.13 hectares.

"For the future plan, I am studying all the mountains in the country. Regarding the project implementing the budget, if the private sector cooperates with us, that is very good! His Excellency the Minister of Environment has suggested considering the potential mountains which have a high value of history, culture, conservation and other considerable values," Mr Leung Kesaro, Director of Heritage Department of Ministry of Environment.

According to the 2008 Law on Protected Natural Areas, natural heritage sites refer to areas in territory and/or waters which are unique in nature or semi-natural processing and have a distinctive or unique value. Also, the areas have to be rare and rich in quality representing natural systems or have aesthetic or cultural significance.

Regarding the government's new mission to enlist land protected area, on 30 May 2020, HE Som Sam Al, Minister of Environment, responded to the request from almost 300 O'Luo community representatives to cut 350 hectares from the Northern Tonle Sap Bengal Florican Protected Area that the minister does not refuse, but the O'Luo community must fulfil the legal requirement and proper registration first.

The Minister emphasised that the O'Luo community must establish a by-law, legally structured, and legally recognized community in order to become a legal mechanism in the legal process in consultation with relevant authorities. From this legal basis, they can develop their community.

"If there is no established community without a clearly defined organizational structure, the land clearing request will be relentless and give the cheaters and middlemen an opportunity to take over advantage on the people. Those cheaters will use it as a shield to protest over the land and push the people to face the authorities," said Minister of the Environment.

Notably, a total of 31,159 hectares of Bengal Florican conservation areas, located in the province of Kampong Thom and Siem Reap, were declared "Lowland Landscape Protected Area of the Northern Tonle Sap" in May 2016 to conserve the Bengal Florican birds, the world's most endangered species.



Hotel CEOs' Recovery Strategies for the Hospitality Industry



The hospitality industry is undoubtedly one of the hardest-hit sectors from the unprecedented COVID-19 pandemic. For the first four months of 2020, foreign tourists to Cambodia dropped by more than 70%. Nearly 3,000 tourism-related businesses have been closed; over 1,000 hotels, guesthouses and restaurants have been shut down, resulting in thousands of people losing their jobs, according to *Koh Sontepheap*. This results in the estimated revenue loss of approximately US\$3 billion a year for the sector.

The impact is expected to be even more severe after the Cambodian government has recently required all foreigners entering Cambodia to deposit US\$3,000 for lab testing, medical treatment, and accommodation. Though with the intention to prevent the second wave, this new regulation will have a great side effect on the tourism and hospitality sectors, as this will clearly discourage tourists from visiting Cambodia.

Amid these tremendous impacts, what should hotels and restaurant operators do to survive and recover from this crisis? According to many CEOs of large international hotel chains, hotel operators can apply three basic yet necessary strategies to stay alive.

Rebuilding guests' confidence

Among other strategies, rebuilding guest's confidence by allocating more budget into overall hygiene is the most crucial solution of the so-called "new normal" that the hospitality industry must implement.

Best Western CEO David Kong, during his interview with *Yahoo Finance*, said that the most challenging part of the recovering is rebuilding consumer confidence.

"For us to recover, we have to overcome the consumer confidence challenge. This virus is going to forever change our lives, and it's about finding a new normal and what we need to do is to make sure people are comfortable travelling again and staying in the hotel again," said Mr Kong.

Hilton CEO Christopher J. Nassetta echoed the same strategy by adding an interesting point that employing the well-known and appropriate experts to do the cleaning task will help create a better image for the public, hence will receive stronger guest's confidence.

"In addition to normal hygiene, we have the absolute best industry standard for health and hygiene. So, we went





out and partnered with Lysol and the Mayo Clinic [both to perform the task and train our staffs], to make sure that when you come to stay at Hilton, you are going to feel safe," said Mr Nassetta during the interview with *CNBC* on 07 May.

"To the point that, when you come into a Hilton room in the future, you will break a seal on the room, and that seal will signify that this has been cleaned to the absolute highest standard," he added.

The act of cooperation with the well-known health and hygiene firms is considered as a very smart move. Simple cleaning and wiping by hotel housekeeping staff is essential, but it won't gain much trust, compared to having the expert do so. This is one of the practical strategies that hotel operators in Cambodia, especially the high-end one, should consider adopting.

Focus on the domestic market at the early stage

Despite rebuilding guest confidence, it takes time for people to travel like before, especially international travel. As the domestic market will undeniably recover ahead of international travel, focusing on domestic travellers is the

first objective the operators within the hospitality sector can achieve.

According to the CEO and Chairman of Minor International Bill Heinecke during his interview with *CNBC* on 15 May, domestic tourism is the key to the hospitality industry at the early stage recovery.

"Domestic tourism will start first, while the international [one] will recover later. Asia will recover faster than in European countries. People still want to travel, but they are pickier. So, this is the task of the hotel owners to rebuild brand to make people feel safe and clean," said Mr Heinecke.

Moreover, to boost domestic travelling, promoting safe and creative activities such as staycations can another solution hospitality firms can implement. Making the stay-in fun with diverse choices of activities and special offers such as discounts of long-term stay, free-meal package with the room rate, outdoor travel plans such as camping can so on.

Accept the fact of new normal and diversify the business model

The hospitality sector should accept the fact that consumer behaviour

has changed or so call the 'new normal', and rethink operation model accordingly. Travellers' behaviour will never return to normal unless the vaccine is found. Therefore, adjusting the managing system is very crucial. The Harvard Business Review suggests that a well-managed, responsible, and successful transition into the 'new normal' is key to survival and recovery.

According to HLB Global, those new normal measurements include doing constant research local resources for health and safety guidelines, train managers on how to function in a new normal, exploring new ways to update the business model, preparing for future disruption by reviewing your business continuity plans, and so on.

Last but not least, diversifying the business model is also one of the vital moves. Besides providing only hotel service and dine-in restaurants, operators may also consider other businesses such as accepting meal orders for quarantine centre, doing innovative/online cooking class by your in-door chefs, conducting online hospitality training at low cost, selling meal kits and offering delivery during the shutdown, for instance.



BY KEAM KONGLEAPHY



WILL COVID-19 CAUSE BANKS IN CAMBODIA TO GO BANKRUPT?



BY KEAM KONGLEAPHY

The National Bank of Cambodia (NBC), the Cambodia Microfinance Association (CMA), and other relevant institutions have rejected the claim that the COVID-19 crisis will cause the banking system in Cambodia to collapse. The authorities point out that although COVID-19 has caused tremendous negative economic impacts, the likelihood that banks would go bankrupt is still very low. This is because the financial sector in Cambodia remains strong, the number of affected borrowers is still small, and the value of the collateral – which is real estate in most cases – remains robust.

Recently, there have been rumours on social media claiming that the economic crisis caused by the COVID-19 pandemic will cause the majority of banks in Cambodia to go bankrupt. They also claim that over 3 million small debtors are unable to pay their debts, and those who are depositing money with banks are panicking as they cannot withdraw money due to a shortage of cash. The same source also claimed that those who have borrowed money from banks to invest in property are currently in crisis and defaulting on their debts.

In response, Chairman of CMA Kea Borann said that it's undeniable that COVID-19 has affected all sectors, included the banking system. However, it is not as severe or close to collapse, and the banking system in Cambodia is still functioning normally.

"The banking sector in Cambodia is robust because: firstly, every bank is working very prudently; secondly, the banks in Cambodia have significant liquidity;

and lastly client confidence in the banking sector remains strong. Thus, the chance of collapse is very low," Mr Boraan told *Construction & Property Magazine*.

In addition, Mr Borann also denied that the figure of over 3 million borrowers defaulting on their debts, instead claiming that the total number of all borrowers within the microfinance and banking system in Cambodia is only 3 million, hence it is not possible for all of them to default.

"There are only over 3 million borrowers in Cambodia, and saying that 3 million people are unable to pay their debt is very far from the truth. As of today, the number of borrowers affected by the COVID-19 pandemic is only about 10% of the total borrowers," said Mr Boraan.

"This 10% does not mean that they have default on their debt. Rather, that they [borrowers] have just requested restructuring their loan, meaning they pay only interest, and delay paying the principle. I think this is normal, and there is nothing to be concerned about," he explained.

In addition, Mr Borann said that the Cambodian economy is slowly recovering and especially the domestic economy, which is a positive sign for all sectors such the as banking and microfinance industry.

"Generally, microfinance institutions are lending to the local population, such as Tuk-Tuk drivers and local vendors. When the local economy is recovering, they will also recover too. So, I think the locals won't be in trouble for long, the same as the microfinance sector," said Mr Boraan.



Besides, Cambodia's monetary policy is quite strong; therefore, the possibility that the banking system will collapse is very low. The National Bank of Cambodia has so far enforced strict and prudent guidelines regarding deposits and loans for all commercial banks. Thus, the chance of a money shortage where people are unable to withdraw money is almost impossible.

The Prakas of Banking and Financial Institutions of 22 February 2018, states an obvious percentage ratio between the Capital Conservation Buffer as well as the Countercyclical Capital Buffer against the total risk-weighted assets. In other words, by learning from the 2008 crisis, NBC has set strong guidelines requiring banks to have sufficient capital to ensure that they can absorb losses when the NBC records excessive levels of credit which could possibly lead to systemic risks.

Besides the existing preemptive guidelines, the Cambodian government has also introduced new policies to stimulate the economy, such as the US\$2 billion stimulus package, the delay of the Conservation Capital, as well as the reduction of interest rates.

For instance, Advanced Bank of Asia Ltd or ABA, still performed well in the first quarter, with a 5.7% q-o-q asset growth, according to the *Phnom Penh Post*. The same source reported that the deposit portfolio of ABA rose to US\$3.5 billion, while the gross loan portfolio increased to US\$3 billion. Despite the pandemic, ABA still earned the net profit of US\$33.5 million in the first quarter, illustrating the company's strong performance in the Cambodia market.

Canadia Bank is another example demonstrating that the banking sector in Cambodia remains strong. According to Canadia Bank CEO Raymond Sia Say Guan, Canadia Bank is functioning well despite COVID-19. The latest yearly balance sheet shows that the loan and deposit portfolio was at US\$3.9 billion and \$5.3 billion respectively, which makes Canadia Bank the largest bank by balance sheet in 2019. Meanwhile, the net profit of this firm was also recorded at US\$122 million.

Mr. Guan also denied the rumor regarding a shortage of cash. He clarified that Canadia Bank is actively managing the situation to ensure that there is sufficient capital and strong liquidity despite the pandemic.

"Canadia Bank is one of the oldest and the largest banks in Cambodia. One of the bank's values is 'trust,' which we have built with our customers for the past 29 years. Thus, we can assure our customers that our bank is financially strong and has good liquidity," Mr. Guan told *Construction Property Magazine*.

Another reason that the banking system is not likely to collapse is that the collateral price has yet to drop. In the worst-case scenario, if the debtor is unable to repay, the bank will seize the collateral (which is real estate in most cases) to sell for cash. If the rumour is true that three

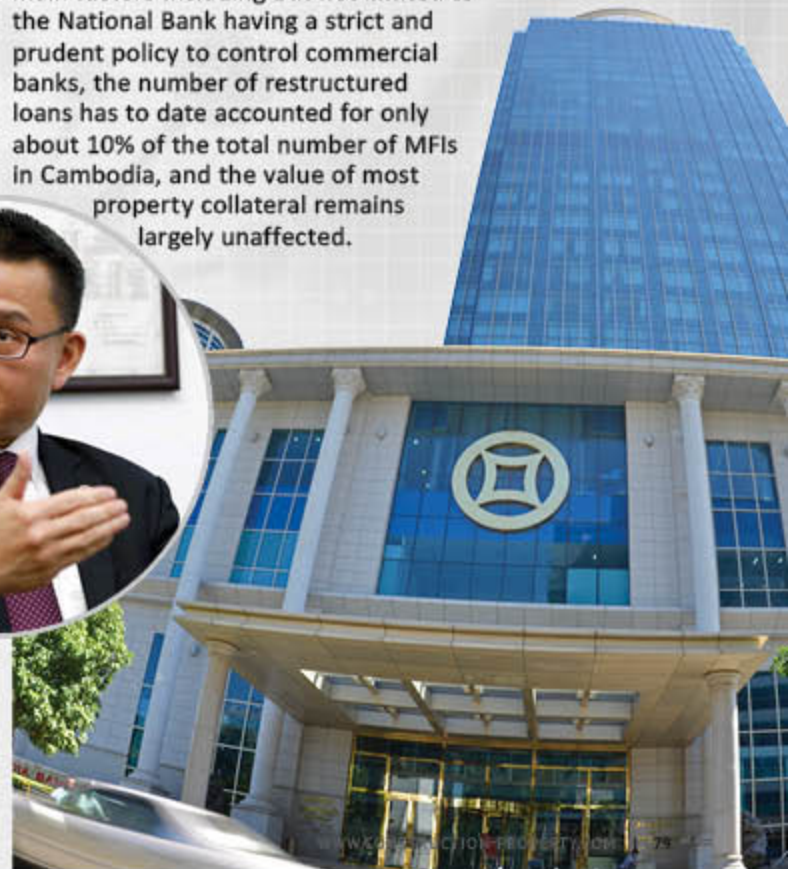
million people defaulted on their debt, there will be a lot of property on sale for under the market price (as the bank gives loans of only 70% of the actual price. However, at this stage, there are yet to be any.

Chrek Soknim, President of Cambodian Valuers and Estate Agents Association (CVEA), said that COVID-19 has definitely affected the real estate sector in Cambodia, especially foreign investment. However, for local developers, the impact is not that strong. Therefore, there is no massive drop in property prices yet, as the demand and supply remains balanced.

Meanwhile, Prime Minister Hun Sen also recently confirmed that the construction and real estate market (housing demand) remains strong amid the COVID-19 pandemic.

"For big companies like Peng Houth and Chip Mong, they are building their projects just like they did before COVID-19...the sales of those firms are still growing, but less than before. It demonstrates that Cambodian people can still afford to buy houses during COVID-19," said Samdech Hun Sen.

In conclusion, although the COVID-19 pandemic has had a tremendous impact on the economy, the possibility that banks will go bankrupt is low. This is due to three main factors including but not limited to the National Bank having a strict and prudent policy to control commercial banks, the number of restructured loans has to date accounted for only about 10% of the total number of MFIs in Cambodia, and the value of most property collateral remains largely unaffected.



5TH PROPERTYGURU CAMBODIA PROPERTY AWARDS MOVES FORWARD WITH RESCHEDULED DATES FOR 2020 SEASON



The biggest, brightest celebration of developers and developments in Cambodia to be staged in August

- General public still encouraged to submit nominations until 22 May 2020, with a black-tie gala dinner to proceed on 7 August at the Sofitel Phnom Penh Phokeethra
- Logo rights will be extended for Winners and Highly Commended nominees whilst existing entries will be judged as normal
- Organisers to remain vigilant of situation and follow recommendations of local authorities and health experts



#KhmerRead



#LearnMore

PropertyGuru Asia Property Awards, the region's leading real estate awards programme, will resume this year with a new timeline for its Khmer edition.

The organisers have made the responsible decision of postponing the 5th PropertyGuru Cambodia Property Awards' black-tie gala dinner and awards presentation, previously set for June, to ensure the safety and health of guests, venues, and staff members.

Cambodia's leading annual real estate gala event will now be held on Friday, 7 August 2020 at the Sofitel Phnom Penh Phokeethra. The general public are still encouraged to submit their nominations online until 22 May via asiapropertyawards.com/nominations

The rescheduled key dates for the PropertyGuru Cambodia Property Awards are as follows:

- 22 May 2020** – Nominations Close
- 29 May 2020** – Entries Close
- 8-19 June 2020** – Site Inspections
- 23 June 2020** – Final Judging

7 August 2020 – Gala Dinner and Awards Ceremony in Phnom Penh, Cambodia

4 December 2020 – Grand Final Gala Ceremony in Bangkok, Thailand

Precautionary health protocols will be followed stringently leading up to and on the day of the gala events.

Existing entries will also be judged as normal based on the established criteria whilst entry submission cut-offs will be extended as necessary for each market.

The new gala dates will then subsequently extend the logo rights of the eventual Winners and Highly Commended awardees.

Jules Kay, Managing Director of the PropertyGuru Asia Property Awards, said: "With the safety of our guests remaining a number one priority, we want to ensure that we hold our events at a time when our award nominees and other stakeholders feel comfortable and ready to fully celebrate their achievements."

For more information, email awards@propertyguru.com or visit the official website: AsiaPropertyAwards.com.

ABOUT PROPERTYGURU ASIA PROPERTY AWARDS:

PropertyGuru's Asia Property Awards, established in 2005, are the region's most exclusive and prestigious real estate awards programme. The Asia Property Awards are recognised as the ultimate hallmark of industry excellence in the Asian property sector. Boasting an independent panel of industry experts and trusted supervisors, the Awards have an unparalleled reputation for being credible, fair and transparent.

In 2020, the Awards is open to 16 property markets around the region. With exclusive gala dinners hosting up to 600 senior industry leaders to recognise excellence within each Asian market, each local awards culminate in the PropertyGuru Asia Property Awards Grand Final, which takes place alongside the PropertyGuru Asia Real Estate Summit in Bangkok in December 2020.



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DR KIM HEANG: WHAT CONCERNS ME MOST IS THAT FOREIGN INVESTORS DON'T COME AND KHMER TAKE NO ACTION

Many business executives have suspended their projects for fear of themselves or their workers being affected by the spread of the COVID-19 pandemic, which remains a serious threat to global health with no certainty when it will be resolved. However, as an outstanding real estate investor in Cambodia, Dr Kim Heang continues to develop his company's real estate project.

Responding to a reporter who asked why he was continuing to develop his project in the midst of this fearful virus, he replied that "this is the right time for local investors to develop...to create jobs for the people, to generate tax revenue so that we can help our government."

He mentioned this in an interview with a local journalist on the topic of "real estate sector in Cambodia after the COVID-19 outbreak and the tax exemption" on 09 March 2020.

In an interview on 09 March 2020 with a local journalist on the topic of the real estate sector in Cambodia after the Cambodia COVID-19 outbreak and tax exemption, he said, "If we don't continue our construction projects with excuses that we already have money. What concerns me most is that foreigners don't come and Cambodians don't take actions. That's a big deal! Without FDI, surely we are greatly affected, but rich Cambodians have to step up their constructions. We admit that it is not as easy as it used to be because people are afraid to give money. But if we go on to carry that same inactive mentality, then we are stuck."

The COVID-19 pandemic has severely impacted and deprived the global economy in a short period of just over three months. By the end of April, more than 80 countries have requested financial assistance from the IMF. Even worse, the crisis is likely to lead to another economic recession, according to a release from Modern Diplomacy.

Parallel with global developments, the real estate sector and major construction projects in Cambodia, including public and private projects, continue to be hugely affected. On the afternoon of 4 March 2020, the head of the Royal Government announced that state-funded development and construction projects of the 2020 plan not underway were suspended for the rest of the year.

In addition to the state-owned projects, large-scale private property development projects have also been delayed from Q2 onward. Research by CBRE research in the first quarter indicated that most real estate projects - condominiums, landed property, commercial offices, retails, and certain numbers of commercial building constructions etc. saw less impact due to the fact that some remaining projects from 2019 spilled over into Q1 2020.

Of particular concern, however, is the decline in investor confidence from April onward, according to CBRE. This trend will only drag down economic activity in the real estate market, which is an undesirable scenario.

The delay on construction projects is a major concern, but losing business confidence of investors due to fear of lost profits is the most worrying aspect for economists. A loss of interest and confidence in spending money will create economic inactivity, which in turn will add weight to the global economic downturn from which it will be difficult to recover from once the crisis is over.

Investors' inability to invest during a recession is one of the main drivers of the current economic downturn. Worse still, they do not seize the opportunity to turn a fortune into a reward.

"Many people postpone construction, stop trading. For the rich people who have money even if they do business for some time, they still have money to spend. But how about

our followers who will lose their jobs? ... This time we can find more contractors, cheaper labour, more available construction materials, and cheaper administrative processes. So, it's easier and less expensive. So, if we invest now, rather than a few years later, when the disease is gone, we can sell out with a lot of money," explained Dr Kim Heang.

"At this time, we are lacking construction developers because of the delay in foreign investment. When foreign investors delay coming to build our country, if we Khmer do not build it, then who will?" Heang continued.

Another good opportunity is buyers being able to put pressure on sellers. In other words, now is the time to buy because the goods are of a high value and buyers have more options that give them better bargaining power. In this situation, if we have the money and are reluctant to buy, then we will miss the opportunity to buy goods at such a cheap price again in a few years after the global crisis is over.

Based on the above, it is still difficult to predict the impact of the COVID-19 pandemic on the Cambodian economy as a whole. Yet, what is clear to all is that each of us can contribute to determine the future of our economy. According to experts, in addition to the tax-exempt measures for licensed property developers who are mostly the rich, the government should have more long term and systematically flexible measures or policies to encourage more local investors, which can benefit all. In this regard, local investors should continue to invest as much as possible in our economic activities so that we can help to keep our country's economy remains afloat during this dark period.

"... But if we do nothing, if we just sit back and watch because we claim that we already have money to survive.... And we don't care about our people, the workers, our own staff who depend on us, then we are alone...But for them, they will lose jobs, have no money, and this is one of the things that we should be worried about for the future of our economy," Dr Kim Heang concluded.

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With record units of residential properties available to the public in Phnom Penh, sales rates have fallen to a new low, with many empty homes in Phnom Penh which are mostly unsold or without residents.

Due to COVID-19, we can foresee the postponement of new launches and discounts on unsold units which will hit the real estate sector hard. Some developers have postponed their launches indefinitely because it is difficult to estimate how long the COVID-19 outbreak will last. For some of the new launches, sales activities and campaigns have stopped. For others that remain open, sales offices have also seen fewer walk-in customers.

Discounts on unsold units, the disappearance of Chinese buyers and the postponement of new project launches have all worsened the situation in the residential real estate sector. The significant fall in demand from Chinese buyers has

been caused by the travel restrictions China has imposed since the outbreak began and travel restrictions by Cambodia since, as well as the slowdown in world economic activities following the lockdown in many countries.

On the other hand, the condominium market has slowed down due to the accumulation of unsold stock. However, many developers are optimistic that Chinese buyers could return before the end of the year at the earliest. In the long run, Cambodia could still be an attractive destination for condominium buyers as the market provides better yields, and it does not limit minimum spending amounts while providing affordable maintenance fees compared to neighbouring markets. Some analysts

also expect a surge in transactions later this year after the coronavirus outbreak settles down. Frankly speaking, once all the negative factors surrounding the property sector diminish, and if the global virus outbreak is under control by September or October this year, developers should be able to recover, and the market will revive by 2021.

As condominiums are mostly used for investment purposes, while low-rise residential units such as townhouses, shophouses and villas are mostly used for residential purpose, investors should invest in condominiums carefully during this situation. As a result, developers should shift their overall development portfolio to the low-rise housing market where demand for single-detached houses and townhouses etc. is driven entirely by local Cambodian end-users and owner-occupier purchasers. This should be the time where developers can reach out to existing customers because it will be difficult to have new customers during this slowing economy.

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EVENT CALENDAR | CAMBODIA 2020

FEB 2020
International Conference on Civil and Architectural Engineering
04 - 05
9:00AM - 6:00PM

The International Conference on Civil and Architectural Engineering aims to bring together innovative academics and industrial experts in the field of Civil and Architectural Engineering to a common forum.

Location : High Sky Hotel, Phnom Penh

Organiser: IASTEM

JUN 2020
5th Cambodia Property Awards
05
5:00PM - 11:00PM

The kingdom's finest developers will be honoured at the exclusive gala dinner of the PropertyGuru Cambodia Property Awards to celebrate the best projects, design and innovation within the industry in the past year. The event is part of the regional PropertyGuru Asia Property Awards programme established in 2005.

Location : Phnom Penh (TBA)

Organiser: Blackarrow Conferences


NOV 2020
Cambodia Architect & Decor 2020
05 - 07
9:00AM - 6:00PM

The Cambodia Architect & Decor Expo is the industry platform for education, knowledge exchange and sharing as well as the best source for building materials, interior design, furniture and decor.

Location : Diamond Island Exhibition Center

Organiser: ICVEX Thailand


JUL 2020
Oil & Gas Conference & Exhibition
08 - 10
9:00AM - 5:00PM

CamBuild meets the Kingdom's growing demand for innovative technology, equipment and supplies, in line with the building and construction sector's rapid expansion. Featuring over 300 companies and brands with Pavilions from China, India, Singapore, Italy, Malaysia, Taiwan, Thailand and Korea, this event is truly an international stage for exhibitors to expand their business in Cambodia

Location : Sokha Phnom Penh Hotel

Organiser: Gas Academy, Singapore

SEP 2020
Cambuild 2020
02 - 04
9:00AM - 6:00PM

CamBuild meets the Kingdom's growing demand for innovative technology, equipment and supplies, in line with the building and construction sector's rapid expansion. Featuring over 300 companies and brands with Pavilions from China, India, Singapore, Italy, Malaysia, Taiwan, Thailand and Korea, this event is truly an international stage for exhibitors to expand their business in Cambodia

Location : Diamond Island Exhibition Center

Organiser: AMB Tarsus Events Group

DEC 2020
Cambodia Construction Summit & Expo 2020
03 - 05
8:00AM - 6:00PM

The 9th Cambodia Constructors Association Summit & Construction Industry Expo is scheduled for 03 Dec - 05 Dec, 2020 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.

Location : Diamond Island Exhibition Center

Organiser: Cambodia Contractors Association

EVENT CALENDAR IN ASIA 2020

www.construction-property.com/events

30 Jun- 02 Jul 2020

BUILDEX MALDIVES

Location: Dharubearuge, Maldives
Organiser: Lanka Exhibition & Conference Services Private Limited
meccs@saexhibitions.com
www.buildexmaldives.com

30 Jun- 02 Jul 2020

BEIJING INTERNATIONAL SMART CITY EXPO

Location: China International Exhibition Center, Beijing, China
Organiser: Baisen Int'l Exhibition Co., Ltd.
Tel: +86-0316-6078901
info@buisin.com
www.cbicf.com

02 - 05 Jul 2020

KOREA BUILD

Location: COEX, Gwacheon-si, South Korea
Exhibition Center
Organiser: Messe Esang
koreabuild@esgroup.net
www.koreabuild.co.kr

03 - 05 June 2020

CONSTRUCTECH

Location: China International Exhibition Center, Beijing
Organiser: WendBiz Exhibition Co., Ltd.
18510287541@163.com
www.constructech.cn

08 - 10 Jul 2020

THE GUANGZHOU SHADING AND WINDOW-DOOR EXHIBITION

Location: Guangzhou International Sourcing Centre
Organiser: Guangzhou Seat Exhibition Planning
sales@gzshading.cn
www.gzshading.cn

08 - 10 Jul 2020

DESIGN TOKYO

Location: Tokyo Big Sight, Koto, Japan
Organiser: Reed Exhibitions Japan
isot-eng@reedexpo.co.jp
www.designtokyo.jp

25 - 28 Jul 2020

HONG KONG HOUSEWARE FAIR

Location: Hong Kong Convention and Exhibition Centre
Organiser: Hong Kong Trade Development Council
exhibitions@hktcd.org
www.event.hktcd.com/fair/

25 - 28 Jul 2020

HK INTERNATIONAL LIGHTING FAIR

Location: Hong Kong Convention and Exhibition Centre
Organiser: Hong Kong Trade Development Council
exhibitions@hktcd.org
www.event.hktcd.com/fair/

25 - 28 Jul 2020

HK INTERNATIONAL ELECTRONICS FAIR

Location: Hong Kong Convention and Exhibition Centre
Organiser: Hong Kong Trade Development Council
exhibitions@hktcd.org
www.event.hktcd.com/fair/

25 - 28 Jul 2020

INTEGRATED ARCHITECTURAL SYSTEMS

Location: **Online**
Organiser: Price Canadal
events@priceindustries.com
www.priceindustries.com

03 - 05 Aug 2020

ASIA POOL & SPA EXPO

Location: China Import and Export Fair Pazhou Complex, Guangzhou
Organiser: Guangdong Grandeur International Exhibition Group
jenny0124@aliyun.com
www.poolsapathchina.com

04 - 06 Aug 2020

CHINA INT'L PREFAB HOUSE MODULAR BUILDING, MOBILE HOUSE & SPACE FAIR

Location: Canton Fair Complex, Guangzhou
Organiser: Guangdong Grandeur Int'l Exhibition Group Co. Ltd.
winnie0516@hotmail.com
www.pmmhf.com

06 - 08 Aug 2020

SURFACE & COATINGS EXPO

Location: Chennai Trade Centre, Chennai India
Organiser: Confederation Of Indian Industry Chenna
kazhal.vendhan@ciil.in
www.ciisce.in

11 - 13 Aug 2020

GUANGZHOU INT'L PAINT & COATINGS FAIR

Location: Canton Fair Complex, Guangzhou
Organiser: Guangdong Grandeur Int'l Exhibition Group Co. Ltd.
grand.wa@grahw.com
www.gzpcf.com

12 - 14 Aug 2020

SHANGHAI INT'L HOTEL ENGINEERING FURNITURE AND COMMERCIAL SPACE DESIGN EXPO

Location: National Convention & Exhibition Center, Shanghai
Organiser: Shanghai Bohua Int'l Exhibition
commercial@ubmsinoexpo.com
www.commercial-expo.com

12 - 14 Aug 2020

SHANGHAI INTERNATIONAL PROPERTY MANAGEMENT INDUSTRY EXHIBITION

Location: Shanghai New International Expo Centre (SNEC), Shanghai
Organiser: Shanghai Bohua Int'l Exhibition
Mandy.Li@ubmsinoexpo.com
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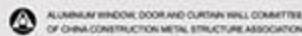
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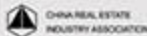
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14 - 16 Oct 2020	20-21 Oct 2020	21-23 Oct 2020	27 Apr - 02 May 2021
<p>INTERMAT INDIA</p> <p>Location: Bombay Exhibition Centre Organiser: Inter Ads Exhibitions Pte. Ltd Tel: +91 9610 041 8298 gayatri@interads.in www.india.intermatconstruction.com</p>	<p>YEAR IN INFRASTRUCTURE GOING DIGITAL</p> <p>Location: Vancouver, British Columbia Organiser: Bentley Institute Christine.Byrne@bentley.com www.yii.bentley.com</p>	<p>MBAM ONEBUILD</p> <p>Location: Kuala Lumpur Convention Center, Malaysia Organiser: MBAM OneBuild Sdn Bhd Tel: +603-7981 0288 info@mbamonebuild.com www.mbamonebuild.com</p>	<p>ARCHITECT'21</p> <p>Location: Impact Exhibition & Convention Center, Bangkok Organiser: NCC Exhibition Tel: +66 (0) 2 203 4299 architect@nccexhibition.com www.architectexpo.com</p>

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Building area: 4.2m x 16m, Hard Title,
Rooms: 5, 3 Floors, Sangkat Stueng Meanchey,
Khan Meanchey, Phnom Penh City.



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\$550,000

ID: 3862382

Land area: 8.5m x 26m,
Building area: 4.50m x 16.55m, Hard Title,
Rooms: 5, 4 Floors, Sangkat Boeung kak 2,
Khan Toul Kork, Phnom Penh City.



Villa For Sale

\$280,000

ID: 3906111

Land area: 15m x 25m,
Building area: 9.5m x 12.5m, Hard Title,
Rooms: 3, Kampong Kondal Commune,
Kampot City, Kampot Province.



Villa For Sale

\$265,000

ID: 3585335

Land area: 10.5m x 21m,
Building area: 6.5m x 12.5m, Hard Title,
Rooms: 4, 3Floors, Sangkat Prek Leab,
Khan Chroy Chongva, Phnom Penh City.



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\$2,050/sq.m

ID: 3866683

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Sangkat Svaydomkum,
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ID: 3881623

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Phnom Penh City.



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\$1,900,000

ID: 3794621

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3 Floors, Sangkat Boeung Kak 1,
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ID: 3608955

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ID: 3834326

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Khan Daun Penh, Phnom Penh City.



Villa For Rent

\$4,500/month

ID: 3608916

Land area: 20m x 25m,
Building area: 13m x 16m, Hart Title,
Rooms: 10, 2 Floors, Sangkat Boeung kak 1,
Khan Toul Kork, Phnom Penh City.



Building For Rent

\$3,000 /month

ID: 3923055

Land area: 8m x 18m,
Building area: 8m x 18m, Hard Title,
Rooms: 8, 3 Floors, Sangkat Tuek Thla,
Khan Sen Sok, Phnom Penh City.



Shophouse For Rent

\$10,000/month

ID: 3820343

Land area: 12m x 35m, Hard Title, Room: 1,
Sangkat Boueng Rieng 1, Khan Daun Penh,
Phnom Penh City



Land For Rent

\$10,000/month

ID: 3851560

Land area: 918 sq.m, Hard Title,
Sangkat Boeung Kak 1,
Khan Toul Kork, Phnom Penh City.



Land For Rent

\$3,000/month

ID: 3723570

Land area: 154 sq.m, Hard Title,
Sangkat Phnom Penh Themy,
Khan Sen Sok, Phnom Penh City.
(Front of Global House)



Villa For Rent

\$2,000/month

ID: 3955544

Land area: 300 sq.m,
Building area: 8.7m x 12.5m, Hart Title,
Rooms: 4, 2Floors, Sangkat Boeng kak 1,
Khan Toul Kork, Phnom Penh City.



Condo For Rent

\$1,100/month

ID: 3870438

Building area: 176.5 sq.m,
Hard Title, 4 Bedrooms, Floors: 8th,
Sangkat Boeng Kak 2, Khan Toul Kork,
Phnom Penh City.



Condo For Rent

\$1,200/month

ID: 3873115

Building area: 120 sq.m, 2 Bedrooms,
Floors: 9th, Sangkat Toul Sangke,
Khan Russey Keo, Phnom Penh City.



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- ជាប់ផ្លូវជាតិ ចុះពីស្ពានអ្នកលក់ល្បីត្រូវបានយកមកស្ថិតជាប់ស្ពាននិយមន័យ អាស៊ាន ទីតាំងល្អសម្រាប់ការលក់ដី និងកសាងកំសាន្ត 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

FOR SALE

Price: \$55/m²
Land Size: 10ha (250x400m)

- Location: Next to China Special Economic Zone.
- Best for factory zone and hownhouse construction.

Tel: 066 611 168 / 077 566 888

FOR SALE

Price: \$28/m²
Land Size: 168 h.a

- Location: Near Kang Keng Airport, Sihanoukville Province just about 5mn drive.
- Best for resort development, factory, and hownhouse city construction.

Tel: 066 611 168 / 077 566 888

FOR SALE

Price: \$1000/m²
Land Size: 2.153ha

- Location: Otres hill with the seaview
- Best for resort hotel and casino.

Tel: 066 611 168 / 077 566 888



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Best Location
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 [w]: www.zamilsteel.com.vn

Construction Equipment and Materials Suppliers

.....

Listing

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

A-BEC ENTERPRISES CO., LTD.
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 [t]: (855-23) 994 794
 [f]: (855-23) 994 404
 [e]: a-bec@camintel.com
 [w]: www.a-bec.biz

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

A.C.M.E - Advanced Construction Materials & Engineering Co., Ltd
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 [a]: #B62, St.199, 12306 Phnom Penh
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 [t]: (855-23) 990 001
 [e]: info@adtech-solutions.com
 [w]: www.adtech-solutions.com

ADVANCED POWER ENERGY SOLUTIONS (CAMBODIA) CO., LTD
 [a]: #138, St. 511294, 12302 Phnom Penh
 [m]: (855-96) 831 8888
 [f]: (855-23) 218 773
 [e]: sales@advancedpowerenergy.com
 [w]: www.advancedpowerenergy.com

ADVANCED PROFESSIONAL ENGINEERING
 [a]: #14, St. 371, 12351 Phnom Penh
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 [t]: (855-87) 511 878
 [e]: info@apegroups.com
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 [f]: (855-11) 66 60 31
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BRANCH OF SCHNEIDER ELECTRIC OVERSEAS ASIA PTE.LTD.
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 [t]: (855-23) 221 848
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BSI B SCIENTIFIC INSTRUMENT CO., LTD
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C & Yookung Co., Ltd.
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 [f]: (855-23) 885 657
 [e]: soumsambath@ymail.com
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CBMS CBMS TRADING CO., LTD
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 [t]: (855-23) 211 960
 [e]: info@camconabms.com
 [w]: www.camconabms.com

CCW CCW CONSTRUCTION CHEMICALS WORLD CO.LTD
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 [t]: (855-15) 569 888
 [e]: info@ccw.com.kh
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OCEAN COOLING TOWER SDN BHD

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[w]: www.dhinimex.com

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[f]: (855-23) 993 942
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[m]: (855-97) 988 9825
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[w]: www.dynamic.com.kh

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[f]: (855-23) 6 2222 09
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[e]: sales@emtcambodia.com
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[e]: hokseng@euhomedecorandtiles.com
[w]: www.eurhomedecorandtiles.com

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

G Holdings Company Ltd GW Design

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[e]: info@g-holdings.com.kh
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[m]: (855) 23 880 098
[e]: project@ggear.com.kh
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[a]: #198, St.432, Phnom Penh
[t]: (855-23) 215 354
[e]: info@german-hardware.com
[w]: www.german-hardware.com

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[t]: (855-78) 777 683/ 76 5555 456
[e]: greenlake_11@hotmail.com

GOOD TOP MACHINERY (CAMBODIA) CO., LTD

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[m]: (855-11) 558 337
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[e]: beauvoitheng@gmail.com

GES CAMBODIAN CO., LTD

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[t]: (855-23) 868 222
[f]: (855-23) 988 823
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HANVICO CAMBODIA CO., LTD

[a]: #759 St.93, 12305 Phnom Penh
[t]: (855-23) 987598
[e]: hanvico@hanvico.com.vn
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HANWHA THINK BIOTECH (CAMBODIA) CO., LTD

[a]: #24 St.337, 12151 Phnom Penh
[f]: (855-23) 990 214
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[e]: sky1686@hanwha.com
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HCC Group Co., Ltd.

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[a]: #167A, St. 217, 12304 Phnom Penh
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Than's Bros Home Access

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[e]: info@thans-bros.com
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HENG NGUON CO., LTD.

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Home Decor Center Co., Ltd.

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[f]: (855-23) 994 577-8
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[e]: houtchhay@yahoo.com
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HONGKONG FUJI ELEVATOR CO., LTD

[a]: #10, St.105K, 12406, Phnom Penh
[m]: (855-23) 504 1 888/ 11 880 686
[m]: (855-89) 335 453/ 15 6666 82
[e]: kao.vothy@ngyheng.com.kh
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HSC HSC Co., Ltd

[a]: # 63, St. 315, 512152, Phnom Penh
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INOVAR (CAMBODIA) PTE LTD.

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[t]: (855-23) 222 336
[f]: (855-17) 391 188
[e]: francis@inovarfloor.com
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IPE (Cambodia) Pte., Ltd.
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ITALIAN DECOR ART CO., LTD
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 [t]: (855-23) 5555 218
 [m]: (855-17) 661 961
 [e]: lmd.group@gmail.com

FIREMAX
 [a]: #18, St. 1958, Phnom Penh
 [t]: (855-23) 900 361 / 901 361
 [e]: bernard@firemaxcambodia.com
 [w]: www.firemaxcambodia.com

LINNHOF LINNHOF TECHNOLOGIES
 [a]: #71, Tech Park Crescent, Tuas Tech
 Park, Singapore 638072
 [t]: (65) 6863 1111
 [f]: (65) 6863 1080
 [e]: sales@linnhoff.com.sg
 [w]: www.linnhoff.com.sg

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

Mavis MAVIS DESIGN SDN BHD
 [a]: malaysia
 [t]: (603) 7845 3313
 [f]: (603) 7845 6313
 [e]: enquiry@mavis-brand.com
 [w]: www.mavis-brand.com

MENG LENG EAV CO., LTD.
 [a]: #123A-121D, St.245, 12304 Phnom Penh
 [t]: (855-23) 993 142
 [f]: (855-23) 215 514
 [e]: mengleageav@mle-trading.com
 [w]: www.mle-trading.com

MIK MIK CONSTRUCTION SERVICE CO., LTD
 [a]: #242, St.10m Phum Bayab, Phnom Penh
 [t]: (855-86) 888 773
 [f]: (855-23) 230 616
 [e]: imchantha@mikcs.com

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

Natural Colour Co., Ltd.
 [a]: #192D, Chamkar Chen Village, Phnom Penh
 [m]: (855-12) 499 248
 [f]: (855-67) 499 248
 [e]: vspfirst@yahoo.com

NAWAPLASTIC NAWAPLASTIC (CAMBODIA) CO., LTD.
 [a]: Prey Speu Viil 12405 Phnom Penh
 [t]: (855-23) 882 072
 [e]: scgpipecambodia@nawaplastic.com
 [w]: www.nawaplastic.com

NCS NCS GLOBAL COATING (CAMBODIA) CO., LTD.
 [a]: #168KA, St.598, 12105, Phnom Penh
 [t]: (855-23) 990 317
 [e]: sales@ncs-cambodia.com
 [w]: www.mascoat.com
 [e]: www.hempel.com

NOREA-HEALTHY HOME
 [a]: #H5, Center Market, Siem Reap
 [t]: (855-98) 75 3333
 [f]: (855-17) 589 763
 [e]: thany.katerine@norea-rajana.com

OCEAN COOLING TOWER SDN. BHD.
 [a]: 15-1, Jalan 9/23E, Taman Danau Kota,
 Setapak, 53300 Kuala Lumpur, West Malaysia
 [m]: (603)41436263/41426263
 [f]: 603 - 4143 6870
 [e]: thomas@oceancoolingtower.com
 [w]: www.oceancoolingtower.com

OHURA GROUP OMURA Concrete Co., Ltd.
 [a]: 3rd Floor Phnom Penh Tower, #445,
 St.93, 12211, Phnom Penh
 [t]: (855-23) 964 250
 [e]: info@omura-cambodia.com
 [w]: www.omura-cambodia.com

OSIS MARKETING (CAMBODIA) CO., LTD
 [a]: #708, St. 288, 12303, Phnom Penh
 [t]: (855-23) 213 118
 [f]: (855-23) 213 218
 [e]: zhun84@yahoo.com
 [w]: www.1marketing.biz

Oil & Gas Equipment Supply Co., Ltd
 [a]: #69D, St. 360, 12304 Phnom Penh
 [t]: (855-23) 215 450
 [e]: info@ogescambodia.com
 [w]: www.ogescambodia.com

PCG CO-OPERATION CO., LTD
 [a]: #315 St.110 & St.93, 12202, Phnom Penh
 [m]: (855-17) 453 992
 [f]: 662 717-0032
 [e]: heludom@yahoo.com
 [w]: www.pcgco-o.com

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

PEX PIPES PEX PIPES
 [a]: #A5-8 La Seine Koh Pich, Phnom Penh
 [t]: (855-888) 531 999
 [f]: (855-23) 999 168
 [e]: info@pexpipes.com
 [w]: www.pexpipes.com

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

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

PPIC - Phnom Penh International Carpentry & Construction Co., Ltd.
 [a]: No.8, Ta Ngov (St.351) 12357, Phnom Penh
 [t]: (855-23) 6336 786
 [f]: (855-23) 6457 878
 [e]: info@ppiccontractors.com
 [w]: www.ppiccontractors.com

PHNOM PENH PLASTIC PRODUCTS
 [a]: #18A, St.598, 12107, Phnom Penh.
 [t]: (855-23) 666 78 97
 [e]: thi@uni-steelbuildings.com

POTAIN Manitowoc Cranes

[a]: 13 Pioneer Sector 1, Singapore 628424
 [t]: (65) 6264 1188
 [e]: enquiry.APAC@manitowoc.com
 [w]: www.manitowoccranes.com

Purapool Equipment & Construction

[a]: #34, Russian Federation Blvd., Phnom Penh
 [t]: (855-23) 880 604
 [e]: khom@purapool.com
 [w]: www.purapool.com

RINCO RINCO TRADING CO.,LTD

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

RTD RTD ENTERPRISE PTE. LTD.

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

R RIECKERMANN (CAMBODIA) CO., LTD

[a]: #36, Street 281, 12151, Phnom Penh.
 [t]: (855-23) 882 962
 [e]: b.dalle-grave@riecermann.com

BOSCH ROBERT BOSCH (CAMBODIA) CO., LTD

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

SAMSUNG BRAND OFFICE OF THAI SAMSUNG ELECTRONIC CO.,LTD.

[a]: #445, St #21, 12258 Phnom Penh
 [t]: (855-23) 980 808
 [e]: 628360@panpages3.directoryup.com
 [w]: www.samsung.com

SCG SCG TRADING (CAMBODIA) CO., LTD.

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

SOKEA GARDEN

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

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

[a]: #142 (Canned Building), Norodom Blvd, 12300, Phnom Penh
 [t]: (855-23) 211 615
 [f]: (855-23) 211 617
 [e]: info@searasports.com.kh
 [w]: www.searasports.com

SIKA (CAMBODIA) LTD

[a]: Legacy Business Center, Bld.29 FL.12, St. 245, 12308, Phnom Penh
 [t]: (855-23) 215 198
 [f]: (855-23) 222 367
 [e]: sales@kh.sika.com
 [w]: khm.sika.com

STAR COATING SOLUTION CO.,LTD

[a]: #211, St Monireth 12160 Phnom Penh
 [t]: (855-23) 99 68 98
 [e]: admin@scs.com.kh
 [w]: www.scs.com.kh

SMART-ACON SMART-ACON TRADING CO.,LTD

[a]: # 6588, St. 271, 12307, Phnom Penh
 [m]: (855-12) 812 841
 [t]: (855-23) 950 338
 [e]: meng@smart-acon.com
 [w]: www.smart-acon.com

SOKUN WINDOWS

[a]: # 1404, St. 1992, 12101 Phnom Penh
 [t]: (855-97) 5475 599
 [e]: info@sokunwindows.com
 [w]: www.sokunwindows.com

SOMA TRADING COMPANY LIMITED

[a]: 290, St.93, 12211 Phnom Penh
 [t]: (855-23) 432 448
 [e]: cast.cambodia@castlab.com.sg
 [w]: www.castlab.com.sg

SCHWING STETTER (INDIA) PVT LTD

[a]: #71-72, SIPCOT Industrial Pak, Sriperumpudur Taluk, Tamil Nadu-602117, India
 [t]: (91-44) 7137 8100
 [e]: info@schwingstetterindia.com
 [w]: www.schwingstetterindia.com

S.G COMPLEX CO.,LTD.

[a]: St. 109, VTrust Building, 2nd Floor, Room 2FC, 12252, Phnom Penh, Cambodia.
 [t]: (885-23) 88 22 15
 [e]: info@sgggroups.asia

SUNNY PARKS DOOR & WINDOW CO.,LTD

[a]: # 20, St. Doung Ngeap 2, Damnak Thom Village, 12352, Phnom Penh
 [t]: (885-12) 661 573
 [f]: (885-16) 514 162
 [e]: sunnyparks99@gmail.com

TOA TOA Paint (Cambodia) Co., Ltd.

[a]: #12E, St.National No3, 12405, Phnom Penh
 [t]: (855-85) 756 149
 [w]: www.toagroup.com

SUN HOUR GROUP

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

SATO KOGYO (CAMBODIA) CO., LTD.

[a]: National Road No4 Sangkat Kantouk, Khan Posenchey, Phnom Penh
 [t]: (885-23) 729 343
 [e]: maruyama@satokogyo.com.kh
 [w]: www.satokogyo.com.kh

XINCHU TASHEN GREEN TECH CO., LTD.

[a]: #51, St.Northbridge, Sk. Teuk Thla, Phnom Penh
 [t]: (855-23) 881 968
 [f]: (855-23) 881 967
 [e]: info@tashengreen.com
 [w]: www.tashengreen.com

TAIWAN KAMHWA CRUSHING INTERNATIONAL CO., LTD

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

Venture Prosperity Time Co., Ltd

[a]: #166Ea, St (41), 12301, Phnom Penh
 [t]: (855-15) 586 263
 [e]: radconcambodia@gmail.com
 [w]: www.radcrete.com.au

TEM TRADING CO., LTD

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

TKS GROUP CO., LTD.

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

TKS GROUP CO., LTD.

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

T-RO CONSTRUCTION CO., LTD.

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

TOP TAI SCAFFOLDING & INTERNATIONAL CO.,LTD.

[a]: No. 8 B, St.351, 12355 Phnom Penh.
 [t]: (885-96) 525 7777
 [f]: -886 4 2330 1670
 [e]: kotail1688@gmail.com
 [w]: www.kotail168.com.tw

UNIVERSAL STEEL BUILDINGS CO., LTD

[a]: #18A, St.598, 12107, Phnom Penh.
 [t]: (885-23) 666 78 97
 [e]: thi@uni-steelbuildings.com

UNITED MERCURY GROUP

[a]: # 48, NR4, 12405, Phnom Penh
 [t]: (855-23) 729 217
 [f]: (855-23) 729 219
 [e]: umg@umg.com.kh
 [w]: www.umg.com.kh

UPG (CAMBODIA) CO., LTD.

[a]: # 48, NR4, 12405, Phnom Penh
 [t]: (855-23) 729 217
 [f]: (855-23) 729 219
 [e]: umg@umg.com.kh
 [w]: www.umg.com.kh

Vattanac Transformers Supply Co. Ltd

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

Vatanak Piseth Co., Ltd.

[a]: #26A, St.199, 12309 Phnom Penh
 [t]: (855-23) 222 844
 [f]: (855-23) 222 655

VANNIN CO., LTD. Import-Export & Automobile

[a]: #B70, St. Northbridge, Sk. Teuk Thla, Kh. Sen Sok, Phnom Penh
 [t]: (855-17) 876 168
 [t]: (855-15) 876 168
 [e]: mvannak168@gmail.com
 [w]: www.duefa.de

WOOLIM COMPANY LIMITED

[a]: #8, St. 1928, Borey Piphup Thmey, 12101 Phnom Penh
 [t]: (855-23) 65 66 888
 [e]: admin@woolim.net

VW GAS CO.,LTD.

[a]: No.63wc, Street 4R, 12105, Phnom Pen, Cambodia.
 [t]: (885-17) 767 003
 [e]: watbunthong@vw-gas.com
 [w]: www.vw-gas.com

VRK VRK Corporation Co.,Ltd

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

SUN2 MULTITRADE Co., Ltd.

[a]: #88, St. 19, 12401, Phnom Penh
 [m]: (855-70) 800 316
 [m]: (855-70) 588 866
 [e]: myongsa1986@gmail.com

WIKI TRADE COMPANY LTD.

[a]: #100,592St.Boeung Kok II, 12102 Phnom Penh
 [t]: (855-23) 887 168
 [f]: (855-23) 883 786
 [e]: info@wikitrade.com.kh
 [w]: www.wikitrade.com.kh

WURTH WUERTH (CAMBODIA) LTD.

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

TYT YUN-YANG FIRE SAFETY EQUIPMENT (TYT)

[a]: 11-4, Wanjin Rd., Dashe Dist., Kaohsiung City 815, Taiwan (R.O.C.)
 [t]: (886-7) 3551234
 [f]: (886-7) 3550022
 [e]: tyt.intl@yun-yang.com.tw
 [w]: www.yun-yang.com.tw

YONG SHENG GLOBAL TRADING COMPANY LTD.

[a]: 6th Floor, Royal Group Building NO.246, Monivong Blvd, Phnom Penh
 [t]: (855-85) 870 555
 [e]: info@ysgtrading.com
 [w]: www.ysgtrading.com

ZAMIL STEEL Zamil Steel Buildings Vietnam Co.,Ltd

[a]: #17, St.334, 12302 Phnom Penh
 [t/f]: (855-23) 220 140
 [e]: zscambodia@zamilsteel.com
 [w]: www.zamilsteel.com.vn

Insurance Companies Listing

CAMPU LONPAC INSURANCE PLC.

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

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

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

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

Trade and Service Listing

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

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

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

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

P2CD TRADING GROUP
 [a]: #6A, St. 292 12312, Phnom Penh
 [t]: (855-23) 6 350 530
 [m]: (855-16) 65 65 66
 [e]: glo@p2cd.com
 [w]: www.p2cd.com

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

EUROGAL SURVEYS (CAMBODIA) LTD.
LLOYD'S AGENCY IN CAMBODIA

[a]: #168KA, St.598, 512105 Phnom Penh
 [t]: (855-23) 996 566
 [f]: (855-23) 996 567
 [e]: cambodia@eurogal-surveys.com
 [w]: www.eurogal-surveys.com

RAPID Rapid Freight Logistics (Cambodia)
 [a]: 5th floor of KT Tower, No. 23, Street 112, 12155, Phnom Penh, Cambodia.
 [t]: (885-23) 884 059
 [f]: (885-23) 884 069
 [e]: toana@rfllogistics.com
 [w]: www.rfllogistics.com

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

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

GLOBAL LINK SERVICE PTE LTD
 [a]: #168KA, St.598, 512105, Phnom Penh
 [t]: (855-23) 998 805
 [f]: (855-23) 998 807
 [e]: por-sour@gls.com.kh
 [w]: www.gls.com.kh

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

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

SOIL TESTING LABORATORY CO., LTD
 [a]: #368 St. Betong, Phum Trapeang Chhouk, 12102 Phnom Penh, Cambodia.
 [m]: (855-16) 834 034
 [m]: (855-12) 527 279
 [e]: sti368@yahoo.com
 [w]: www.stl-cam.com.kh

WorldBridge Secure Logistics Co., Ltd.
 [a]: 5 Hong Kong Center, 1st Floor, Room 101B, 12207 Phnom Penh
 [t]: (855-23) 5555 330
 [m]: (855-23) 224 453
 [e]: k.phanna@worldbridge.com.kh
 [w]: www.worldbridge.com.kh

Real Estate Company Listing

Asia Real Estate (Cambodia) Co., Ltd.
 [a]: #B52-54, St. 199, 12306 Phnom Penh
 [t]: (855-23) 210 970
 [e]: info@arc.com.kh
 [w]: www.arc.com.kh

Angkor21 Property
 [a]: Phnom Penh Center, Bld A, Room 221,
 [m]: (855-70) 6666 22
 [e]: angkor21property@gmail.com
 [w]: www.angkor21.com

ANNACAM PARTNERS CO., LTD.
 [a]: SunCity, # 255, St. 51, Corner of St.370, 12306 Phnom Penh
 [m]: (855-12) 215 240
 [m]: (855-12) 833 290
 [e]: anna@annacampartners.com
 [w]: www.investment-cambodia.asia

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

Cambodia Valuers and Estate Agents Association
 [a]: #20B, St.294, 12301 Phnom Penh
 [t]: (855-23) 6324 834
 [e]: info@cvea.org.kh
 [w]: www.cvea.org.kh

CB Richard Ellis (Cambodia) Co., Ltd
 [a]: # 495, St. 93, 12258 Phnom Penh
 [t]: (855-23) 964 099
 [f]: (855-23) 964 088
 [e]: cambodia@cbre.com
 [w]: www.cbre.com.kh

CENTURY 21 CAMBODIA
 [a]: #113, St.245, 12308 Phnom Penh
 [t]: (855-23) 966 711
 [e]: info@century21.com.kh
 [w]: www.century21.com.kh

CPL
 [a]: #20B, St.294, 12301 Phnom Penh
 [t]: (855-23) 213 666
 [f]: (855-23) 220 239
 [e]: info@cplagent.com
 [w]: www.cplagent.com

Cambodia Trust Real Estate Co., Ltd.
 [a]: #35, National Road2, 12353 Phnom Penh
 [m]: (855-12) 840 187
 [m]: (855-16) 840 187
 [e]: info@trust-realestate.com
 [w]: www.trust-realestate.com

CHAO TING INTERNATIONAL REAL ESTATE CO., LTD.
 [a]: St. Sopheakmokol, 12301, Phnom Penh
 [t]: (855-23) 5293 999
 [e]: danborapich@gmail.com

Cubic Real Estate Co., Ltd.
 [a]: #338, St. 110, 12102 Phnom Penh
 [m]: (855-17) 676 862
 [m]: (855-16) 639 017
 [w]: www.realestate-service.com

FAIR GO REALTY (CAMBODIA) CO., LTD.
 [a]: #166, Preah Norodom Blvd (41), B Ray Tower, 9th Floor, 12301 Phnom Penh
 [m]: (855-89) 597 410
 [e]: hiroaikihasegawa1202@gmail.com

FAIR GO REALTY (CAMBODIA) CO., LTD.
 [a]: #92AB, Stree 289, Sangkat Boeung kak II, Khan Toul kok Phnom Penh
 [t]: (855-23) 880 995
 [e]: info@keyrealestate.com.kh
 [w]: www.keyrealestate.com.kh

Khmer Real Estate Co., Ltd
 [a]: #736Eo, Kampuchea Krom St.128, SK. 12154, Phnom Penh
 [t]: (855-23) 884 887
 [f]: (855-23) 630 6630
 [e]: kim@khmerrealestate.com.kh
 [w]: www.khmerrealestate.com

Knight Frank (Cambodia) Pte., Ltd
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 [t]: (855-23) 213 868
 [f]: (855-23) 213 433
 [e]: eric.ooi@kh.knightfrank.com
 [w]: www.knightfrank.com.kh

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

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

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

Tai Heng Industrial Co., Ltd.
 [a]: #400Eo, St. 245, 12150, Phnom Penh
 [t]: (855-23) 882 020
 [e]: sales@taihengsteel.com
 [w]: www.taihengsteel.com

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

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 [a]: National Road 6A, Siem Reap
 [m]: (885-77) 266 909
 [e]: info.tourismcity@gmail.com

ASEAN Realtor Inc.
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 [f]: www.facebook.com/pg/ASEANREALTOR/

Attwood Investment Group
 [a]: #61, St. Russian Blvd., Phnom Penh
 [t]: (855-23) 890 776
 [e]: lity@online.com.kh
 [w]: www.attwoodgroup.com

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

Booyoung Khmer Co., Ltd.
 [a]: # 86-88, St. 41, Phnom Penh
 [m]: (855-12) 827 535
 [e]: (855-17) 300 168

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

Borey Peng Huot
 [a]: #266, St. 598, Kh. Sen Sok, Phnom Penh
 [m]: (855-17) 596 789
 [e]: sales@penghouth.com
 [w]: www.boreypenghuoth.com

Borey Phnom Penh Thmey
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BOREY SEN SOK
 [a]: St 598, 12101 Phnom Penh
 [t]: (855-23) 6688 688
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Borey Vimean Phnom Penh (Cambodia)
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 [f]: (855-23) 223 695

CASA MERIDIAN
 [a]: Diamond Island, 12301, Phnom Penh
 [t]: (855-23) 6666 998/116
 [m]: (855-77) 520 567
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City Star Development (Cambodia)
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CHATEAU THE MELIYA
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 [t]: (855-23) 987 212
 [e]: (855-16) 771 144
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CHIEF TOWER
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 [t]: (65-6)1000 707
 [e]: contactus@ga.com.sg
 [w]: www.ga.com.sg

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

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 [a]: Headoffice: 17F, Phnom Penh Tower, #445, Monivong Blvd, 12258 Phnom Penh
 [t]: (855-23) 23 964 016
 [e]: info.cambodia@creed-group.com
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D.B.L.Y TOWER
 [a]: #369, Machine Teuk, 12110 Phnom Penh
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 [w]: www.dblyint.com.kh/dblytower

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 [e]: (855-23) 991 091
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 [w]: www.decastle.net

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 [f]: (855-23) 6662 222
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 [w]: www.di-riviera.com

ECG GROUP
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 [t]: (855-23) 722 475
 [m]: (855-17) 855 598
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Evergreen Consortium Co., Ltd.
 [a]: N°170-172, St.130, Phnom Penh
 [t]: (855-23) 999 961
 [f]: (855-23) 999 962
 [w]: www.evergreen.com.kh

Galaxy Real Estate & Construction
 [a]: #1A12, St.598, Khmounh Village, Phnom Penh
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 [f]: (855-23) 966 079
 [e]: info@galaxyairc.com
 [w]: www.galaxyairc.com

Grand Phnom Penh International City
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 [e]: info@grandphnompenh.com
 [w]: www.grandphnompenh.com

THE GATEWAY
 [a]: Russian Blvd., Phnom Penh
 [t]: (855-96) 588 1634
 [e]: enquiries@thegateway-cambodia.com
 [w]: www.thegateway-cambodia.com

SL HI-TECH CO., LTD
 [a]: St. 1, Phum Beung Chhok, 12357, Phnom Penh
 [m]: (855-12) 760 077
 [e]: borey@hitech.com.kh
 [w]: www.boreyhitech.com

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 [a]: Exchang Square St. 102, 12202, PP
 [t]: (855-23) 986 810
 [f]: (855-23) 990 588
 [e]: info@centralmansions.com
 [w]: www.centralmansions.com

ISL MODERN APARTMENT & HOTEL
 [a]: #71, St. 313, 12301, 12152 Phnom Penh
 [t]: (855-23) 6891 472
 [e]: isl@islpartmentsandhotel.com
 [w]: www.islpartmentsandhotel.com

Koh Puos (Cambodia) Investment Group
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 [t]: (855-34) 934 234
 [e]: office@kohpuos.com
 [w]: www.kohpuos.com

L.Y.P Group Co., Ltd.
 [a]: #205-209, Mao Tse Tong Blvd., Sk. Toul Svay Prey, Phnom Penh.
 [t]: (855-23) 880 598
 [e]: lyp@lypgroup.com
 [w]: www.lypgroup.com

Ly Hour Investment Co., Ltd.
 [a]: #243-244, St.598, Phnom Penh.
 [m]: (855-17) 666 668
 [e]: (855-15) 936 888
 [e]: phallasim@yahoo.com

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 [t]: (855-23) 6737 888
 [t]: (855-23) 6737999
 [e]: sales@lcpp-residence.com
 [w]: www.lcpp-residence.com

MEKONG PHNOM PENH DEVELOPMENT CORPORATION LTD.
 [a]: #197, St. 245, 12309 Phnom Penh
 [t]: (855-77) 883 283
 [e]: sales@themekongroyal.com

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Men Choeung Carola Brick Handicraft
 [a]: Chamka Dong (St. 217), Opposite of Borey Chamka Dong, 12401, Phnom Penh
 [m]: (855-12) 288 899

Meng Hong Ing Builder Co., Ltd.
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 [e]: sopanha.soth@yahoo.com

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 [w]: www.oneparkcambodia.com

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 [e]: info@orkidevilla.com
 [w]: www.orkidevilla.com

OVERSEAS CAMBODIA INVESTMENT CORPORATION (OCIC)
 [a]: #315, St.110 Corner st.93, 12200, Phnom Penh
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 [f]: (855-23) 427 064
 [e]: canadia@canadiabank.com.kh
 [w]: www.canadiabank.com.kh

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

PHNOM PENH CITY CENTER
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 [w]: www.ppc.com.kh

Piphorp Thmey Group Co., Ltd.
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 [m]: (855-12) 379 758
 [e]: group88@gmail.com

Phnom Penh Special Economic Zone
 [a]: NR4, Kh. Posenchey, Phnom Penh
 [t]: (855-23) 729 798
 [e]: sale@ppsez.com
 [w]: www.ppsez.com

PRINCE REAL ESTATE GROUP
 [a]: #17, St. 43, 12305 Phnom Penh
 [t]: (855-23) 951 666
 [e]: m.me/princerealestategroup
 [w]: www.jpztzdc.com

R&F PROPERTY CAMBODIA
 [a]: #380, St. 93, 12303 Phnom Penh
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 [e]: rfcambodia@168.com
 [w]: www.rfchina.com

Regus Business Center (Cambodia) Co., Ltd.
 [a]: #315 (Canadia Tower F-18), Preah Monivong (St. 93), 12202, Phnom Penh.
 [t]: (855-23) 962 339
 [w]: www.regus.com.kh

Rose Garden
 [a]: #252, Preah Norodom Blvd (41), 12301 Phnom Penh.
 [t]: (855-23) 727 201
 [e]: st.lay119@gmail.com

Shukaku Inc.
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 [t]: (855-23) 888 808
 [f]: (855-23) 888 808
 [e]: information@shukaku-inc.com

SKYLAR MERIDIAN INTERNATIONAL HOLDING(CAMBODIA) CO.,LTD.
 [a]: Diamond Island, 12301, Phnom Penh
 [t]: (855-23) 900 979
 [t]: (855-23) 6666 998
 [e]: d.sy@meridian-international-holding.com
 [w]: www.skylarmeridian.com

Sokha Real Estates Cambodia
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 [f]: (855-23) 220 255
 [e]: c.sokha@sokharealestate.com
 [w]: www.sokharealestates.com

THE SKYLINE CONDOMINIUM
 [a]: N°88, St. 134, 12251 Phnom Penh
 [t]: (855-23) 922 228
 [e]: m.me/1617039071870073
 [w]: www.skylinecambodia.com

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

Star Empire Property Limited
 [a]: Koh Pich, Elite Tower, No. 551, St. Stanford, 12301 Phnom Penh
 [t]: (855-23) 900 979
 [t]: (855-23) 900 989
 [e]: info@skylarmeridian.com

Starts (Cambodia) Corporation
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 [t]: (855-23) 966 800
 [f]: (855-23) 966 700
 [e]: pp@startscambodia.com
 [w]: www.startscambodia.com



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KROCK TERRAZZO



ពណ៌ដីតម្ក
Orange colour



ពណ៌ដីតម្ក
Dark Brown colour



ពណ៌ខៀវ
Blue colour



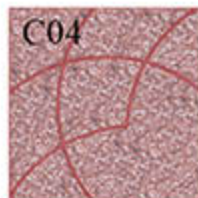
ពណ៌ខៀវទាម
Dark blue colour



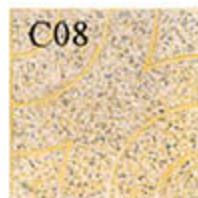
ពណ៌សៀមកម្រង
Dark Purple colour



ពណ៌ខ្មៅស្រងាម
Dark green colour



C04



C08



C16



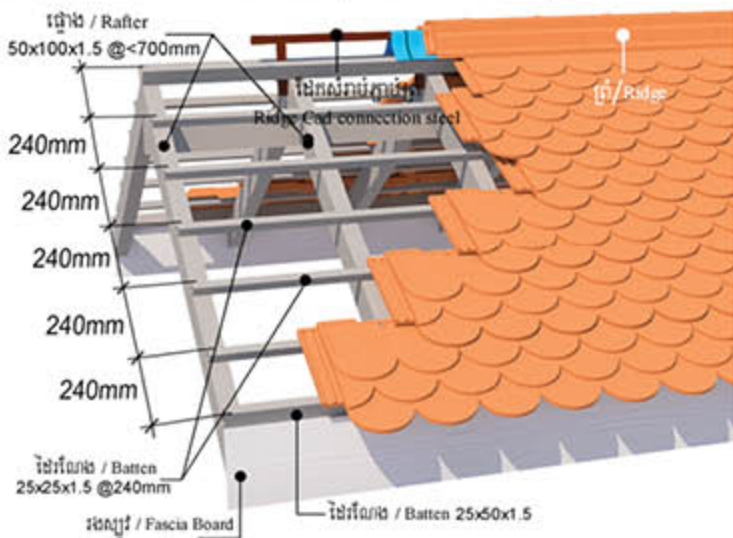
C40



C41



C42



ចន្ទះជញ្ជាំងបេតុងចាក់ស្រាប់
PRECAST CONCRETE WALL PANEL



ទ្វារបន្ទះជញ្ជាំងបេតុងចាក់ស្រាប់ PRECAST CONCRETE WALL PANEL SIZE	
ទទឹង Width	600mm
កម្រាស់ Thickness	100mm, 140mm, 200mm
កម្ពស់ Height	3000mm - 3600mm

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