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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 & Property Magazine, especially those at construction and property-related firms and institutions. I have been very heartened to witness the dynamic growth of Cambodia's construction sector, evidenced by the construction of satellite cities, modern skyscrapers, residential blocks, condos, commercial buildings, modern shopping centers, office buildings, and international standard hotels.

This has happened in large part due to the confidence both local and international investors have in the political and economic stability in the Kingdom under the wise leadership of **Samdach Akka Moha Sena Padei Techo Hun Sen**, the country's prime minister.

The government considers the construction sector to be one of the nation's economic pillars, and has allowed CCA to aid in the sector's development to bring it in line with its development goals and to boost construction standards, especially during the process of ASEAN economic integration. These efforts will help Cambodia conform to ASEAN's overarching goal of "One Community, One Destiny."

CCA is a non-profit association registered in full compliance with the laws of the Kingdom of Cambodia. In order to carry out government policy and cement the private sector's role as the nation's economic driver, CCA does all it can to help ensure the construction industry is reliable, productive, accountable and can compete effectively in local and international markets. Moreover, CCA continually seeks ways to provide benefits to its members and help bring each up to international standards of quality and classification.

Lastly, on behalf of all the members of the Cambodia Constructors Association, I hope and believe that construction and property-related companies operating in Cambodia will register for CCA membership to join our ongoing drive to develop the country, implement policies laid out by the Royal Government and those put in place recommended by ASEAN to help us secure a bright, prosperous future.

Thank you.



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From the PUBLISHER



2020 continues to see sustained growth in Cambodia's construction and property industries following the advent of the ASEAN Economic Community. As a result of the AEC and economic growth, Cambodia has seen an increased inflow of overseas investments into these industries.

Published through support from the Cambodia Constructors Association (CCA), Construction & Property Magazine is one of the catalysts to help maximise the benefits of regional integration for Cambodia. This bi-monthly magazine features four main sections comprising interesting topics, empowering messages, useful information and data related to the sectors.

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

Now publishing our 50th Issue (March-April 2021), you will find the latest information and expert analysis on local and regional construction and property projects in our three main sub-sections.

In Construction, OCIC reveals its design for an elevated expressway linking downtown Phnom Penh to the new Phnom Penh International Airport, we look at how the Council for Development of Cambodia has approved US\$8 billion worth of projects in the last year, and how three new government subdecrees will strengthen the sector.

Our Association section celebrates the opening of registration to exhibitors for the Annual Cambodian Construction Expo set to take place on 2-4 December 2021 at Koh Pich and looks forward to the upcoming business networking event where the association's members and industry leaders will get together after a long delay.

In Property news, we look at what the future looks like for the flood-prone southern area of Phnom Penh, we take a look at the up and coming opportunities nationwide, and real estate experts give their key strategies for investment success.

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 through the holiday season and has a successful and prosperous 2021.

Sincerely Yours,
MEAS Proeksa

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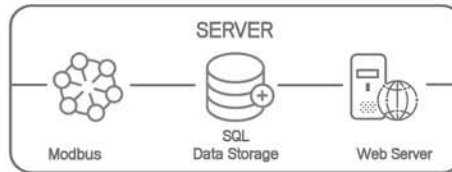
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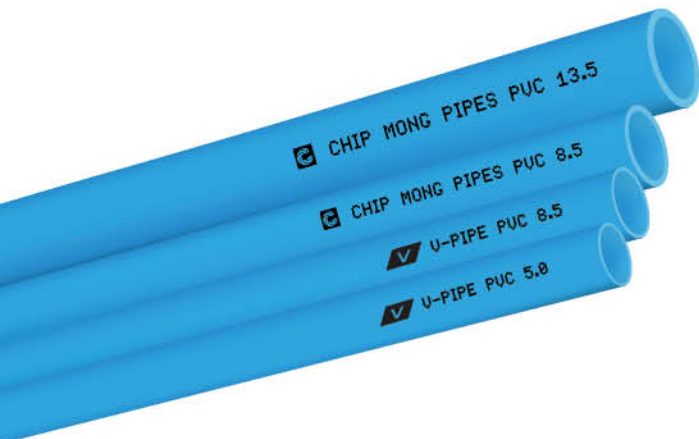
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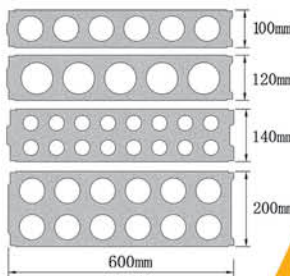
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China to Build Philippines Cargo Rail Link in Largest Project Yet

The government of the Philippines has signed an agreement with China to build a major cargo rail link on the main island of Luzon.

Budgeted at approximately US\$940m, the Subic-Clark railway project is to be financed by a yet-to-be-negotiated loan from China, and will be the largest and most expensive government to government project yet between the two countries.

The 71km, single-track cargo railway will connect Subic Bay Freeport Zone and Clark International Airport, will take 42 months to build and will be later expanded to reach the New Clark City special economic zone

“Once completed, the railway will build a resilient linkage between ports, railways, and airports along the Subic-Clark corridor, which will improve the logistic efficiency, trim the transportation cost and support the potential demand for freight services and economic activities in the region,” the Chinese Embassy said, according to Xinhua.



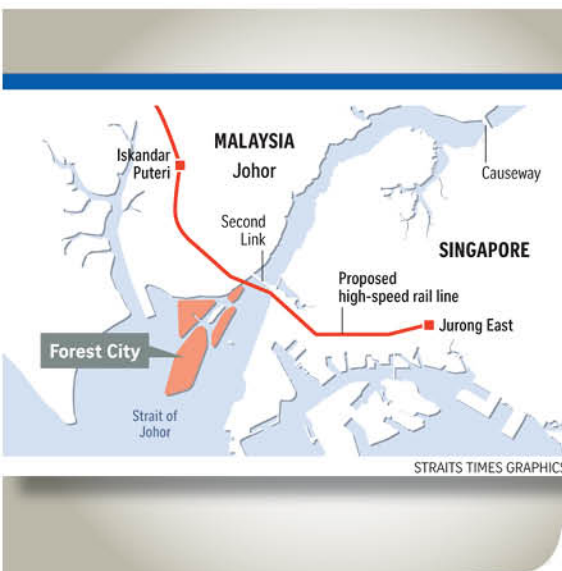
Singapore – Malaysia High Speed Line Finally Cancelled

After over seven years of planning, multiple contract signings and withdrawals, the controversial Singapore –Kuala Lumpur high speed rail link was officially abandoned by the governments of both countries in a final statement on 01 January.

Issues over cost, Chinese involvement, timeframes, and Malaysian political concerns dogged the project since its inception. The 350km rail line was intended to cut travel time from 7 hours to just 90 minutes but came at a cost of US\$27.3 billion and build time of over 10 years.

In 2018, newly-elected Malaysian Prime Minister Mahathir Mohammed suspended multiple Chinese-funded projects over concerns at cost and control. Work on tendering was effectively suspended with both governments agreeing to a 2-year delay.

The recent impact of COVID-19 saw Malaysia seek to cut costs again which contributed to the cancellation. The joint cancellation comes despite Singapore already signing and publishing five tender contracts for work on its side of the line.



Vietnam Planning US\$53 billion 30-year Airport Expansion

Vietnam is planning to raise approximately US\$53 billion in an ambitious plan to expand its aviation capacity over the next 30 years, according to the Civil Aviation Authority of Vietnam (CAAV).

US\$15.8 billion will be needed in the next 10 years for building and expanding airports across the country with a further US\$37 billion between 2030 and 2050.

New constructions include the new Long Thanh International Airport in Ho Chi Minh City (US\$5 billion), Quang Tri in central Vietnam and Se Pa airport in the north.

Facilities to be expanded include Tan Son Nhat in Ho Chi Minh (US\$5 billion), Noi Bai in Hanoi (US\$5 billion), Da Nang, and Cam Ranh in the south (US\$5 billion).

To be feasible, the ambitious and costly plan will require a deft combination of government expenditure, public-private partnerships and private sector investment.



OCIC UNVEILS DETAILS OF EXPRESSWAY PROJECT FROM CITY CENTRE TO NEW AIRPORT IN KANDAL



OCIC Chairman Neak Oknha Pung Kheav Se has revealed details of the expressway linking Phnom Penh city centre to the new Phnom Penh international airport in Kandal province.

Neak Oknha Pung Kheav Se said in an exclusive interview with *Construction & Property Magazine* on 19 December that the expressway will be built as a flyover with a total length of 21 kilometres, divided into two phases.

"The first phase is about 10 kilometres long passing through Hun Sen Blvd and Street 271, and all the way from the Kbal Thnal junction to NR2. Meanwhile, the second phase is about 11 kilometres linking from NR2 to the new Phnom Penh Airport," said Neak Oknha Pung.

"The whole project will cost approximately US\$400 million. The first phase might start

next year and will be complete shortly after the new airport's completion, which is sometime after 2023," he added.

With this new express route, commuters can drive up to 100km/h, making travel between Phnom Penh and the new airport far easier.

Recently, the Ministry of Public Works and Transport also announced plans to construct a railway linking Phnom Penh city centre to the new Phnom Penh airport to help ease travel after the airport's completion in 2023.

The new Phnom Penh International Airport is a massive project worth over US\$1.5 billion. To date, the project is around 30% complete and the first phase is expected to be finished in 2023, attracting around 13 million tourists each year.



BY SAO SAMPHORS

EU Provide US\$115M for Cambodia's Rural Development

The German development bank KfW, Agence-Française de Développement (AFD) and the European Union (EU) have provided US\$115 million in co-funding to Cambodia for rural infrastructure development projects in the central area of the country.

The agreement was signed recently by the Cambodian government, the German development bank KfW, AFD and the EU representatives, according to a press release issued in February.

Named RID4CAM, the funding project aims to improve the road network in the country's central plain provinces and to enhance the drinking water, sanitary, agriculture, health and education sectors as well.

Christian Berger, German Ambassador to Cambodia, said that the financing is expected to improve access of people through rebuilding flood-damaged roads in rural areas.



First Oil Produced at Cambodian Apsara Oil Field

The first drops of Cambodian oil have been produced at Block A of the Apsara Oil Field, following the recent completion of construction, according to Prime Minister Hun Sen's Facebook Page.

The first well entitled A-01D was completed on 23 December 2020, and the production of the oil started on 29 December 2020. Meanwhile, two other wells have already been drilled to the oil reservoir.

According to the same source, KrisEnergy has completed several major infrastructures as follows:

- Construction of a well in Indonesia began in December 2019 and was completed in August 2020. The platform arrived in Block A on 07 September 2020.
- The oil production vessel was assembled, repaired and equipped in September 2020 in Singapore, and arrived at Block A on 18 October 2020. The oil tanker was also ready in Block A on 09 November 2020.

NBC: Construction Sector to Gradually Recover Amid 4% Economic Growth

The National Bank of Cambodia (NBC) has said that the construction and property sectors in Cambodia will gradually recover in 2021, given the fact that the kingdom's financial sector remains robust and the 2021 economic growth is forecast at 4%.

During the COVID-19 pandemic, the most affected sectors are tourism and garment exports, followed by the construction and real estate sectors, says the report.

However, the report added that the construction and real estate sectors are expected to recover steadily, in line with foreign direct investment growth, revenue recovery, and overall economic growth in the future.





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Construction of Mondulkiri Airport Expected to Begin in 2022

The construction of the Mondulkiri airport project is expected to begin in 2022 after Prime Minister Hun Sen last week set up a special inter-ministerial committee to accelerate implementation of this large-scale project.

According to State Secretary of Civil Aviation (SSCA) spokesman HE Sin Chansereyvutha, the feasibility study was to be completed in February and would soon be submitted for the government's approval.

"We have already selected the China Power International Group as a developer, and the firm will develop the project under the Build-Operation-Transfer (BOT)," said HE Sin Chansereyvutha.



Transport Minister Urges Construction Firm to Complete Kampot Tourism Port

Minister of Public Works and Transport HE Sun Chanthol has ordered the responsible firm to complete construction on Kampot Tourism Port by June 2021 after several delays.

HE Sun Chanthol said during the site inspection on 04 January that the company should set a concrete plan or add more labour to accelerate the construction speed and to ensure that it proceeds as scheduled.

"It is not good to delay the construction. The Ministry of Tourism is not happy, and ADB is also not happy. Therefore, the firm must follow the contract and properly finish the construction with the promised quality by June," said HE Sun.

The firm has accepted the request and reported that the construction is now 45% completed, with the structure scheduled for April.



Dara Sakor Airport Runway Completed, First Test Flight Scheduled for Q4 2021

Construction on the runway at the controversial China-backed Dara Sakor Airport in Koh Kong has been completed and the first test flight will run in Q4 this year.

Deputy Koh Kong Governor Mr Sok Sothy said on 04 January that though construction of the runway is 100% complete, there are still some remaining works such as traffic lights and sign installation.

Meanwhile, the office and passenger terminal construction is about 70% complete.

"Based on the initial plan, we wanted to launch the first test flight since 2020 or early 2021, but due to the COVID-19 pandemic, we will have to postpone it slightly until the fourth quarter of 2021," said Mr Sothy.





CONSTRUCTION PROGRESSES ON NEW SIEM REAP INTERNATIONAL AIRPORT

Construction on the new Siem Reap Angkor International Airport began on 15 March 2020 and is scheduled to be completed by 2023. The airport is being built on a 700-hectare land plot with a 1,000-hectare special economic zone under an investment of over US\$900 million. As of 23 December, construction was 35% complete. Angkor International Airport Investment (Cambodia) Co., Ltd. (AIAI) has also vowed to accelerate the construction progress, aiming for 67% completion by the end of 2021.

Work has progressed well on each part of the project so far according to the construction firm responsible:

1. Terminal Works: 12% Complete

This includes completion of the construction and testing for 1,267 pile foundations and the concrete pouring of the first floor and the second floor. Meanwhile, the concrete pouring on the third floor is 25% complete.

2. Airfield Works: 5% Complete

This part includes 60% completion of the site clearance and 10% of the earthworks.

3. Airport Road Works

This includes completion of the 8km roadbed from Road No.64 to the terminal building. Meanwhile, the remaining 16.5km will be implemented in the upcoming years.

4. Overall Target

As of December 2020, the project is 35% complete. At the end of 2021, 67% of the entire airport project is expected to be completed, including terminal works (accounting for 78%), airfield works (accounting for 45%), and comprehensive supporting projects (accounting for 50%).

Besides constructing the airport, the firm is also planning to build a new 60km road, linking the airport to the Siem Reap city. To date, the firm has just completed the impact resettlement with the affected communities.

Deputy Governor of Siem Reap province Mr Ly Samrith said that the new road will be built to ease the increasing traffic between the airport and the city.

"The current section of National Road 6 linking to the new airport is very narrow, which will not be able to handle heavier traffic flow when the new airport is operational," said Mr Ly Samrith.

"It is a normal new road, not an expressway. However, the new road will be bigger than the existing section of National Road 6," Mr Ly Samrith said.

Cambodia Receives US\$860-million in China FDI in 2020

Cambodia received a total of US\$860 million in foreign direct investment (FDI) from China in 2020, an increase of about 70% compared to 2019, according to a recent press release from the Chinese Embassy in Cambodia.

Many development projects went smoothly despite the COVID-19 pandemic. For instance, construction of the new Siem Reap Angkor International Airport (AIA) has been 35% completed, while construction of the Phnom Penh-Sihanoukville Expressway Project is about 39% complete.

Meanwhile, several power plant projects are also proceeding as scheduled. The Huadian power plant in Sihanoukville has recently completed the installation of the steel structure, while Sinomach Heavy Equipment Group CO., Ltd have just also signed an agreement with the government to develop the Stung Tatai Leu hydropower dam.



Construction of Phnom Penh-SHV Expressway 39% Complete

At the beginning of 2021, construction of the Phnom Penh to Sihanoukville expressway is 39% complete and will be finished on scheduled in 2023, according to a report from the Chinese Embassy in Cambodia.

Released on 01 January, the report stated that the project has proceeded smoothly despite the COVID-19 crisis.

The project is the first expressway in Cambodia and is a massive infrastructure project worth over US\$2 billion. The route will have four lanes with a total length of 190km cutting through five provinces.

The road is being built by China Bridge and Road Corporation (CRBC) and is scheduled to be operational by March 2023.



Siem Reap 38-Road Renovation Project 18% Complete

As at 22 February, the 38-road renovation project in Siem Reap is 18% complete and still expected to finish as scheduled by the end of this year, according to the Ministry of Public Works and Transports (MPWT).

The progress was revealed during a site inspection by MPWT Minister HE Sun Chanthol on 22 February.

The objective of the inspection was to check the quality of the construction and to ensure that the constructors follow the standards.

With a total length of 108km and estimated to consume a total budget of US\$140 million, this project stretches across 12 districts of Siem Reap city and a part of Prasat Bakong and the 38 roads will be well-connected with other main road systems to ease traffic congestion and reduce accidents.



CDC APPROVES TOTAL OF 238 INVESTMENT PROJECTS WORTH OVER US\$8 BILLION IN 2020

In 2020, the Council for the Development of Cambodia (CDC) approved a total of 238 investment projects, or equivalent to an investment value of US\$8 billion, according to government spokesman HE Phay Siphon.

At a press conference on the work progress and future direction of the Commune/Sangkat on the morning of 19 January, HE Siphon said, "Of the 238 projects, 195 are new projects and 43 are production expansion projects. In total, those projects can help create at least 151,000 jobs."

Meanwhile, during the first ten months of 2020, the government approved more than 4,000 construction projects worth over US\$6.4 billion, a US\$1 billion increase compared to the previous year.

In addition, a total of 221 factories opened and only 100 factories shut down over the course of 2020. This demonstrates strong economic status and investor confidence in Cambodia despite the COVID-19 pandemic.



BY ME WATHANA



MAJOR INFRASTRUCTURE DEVELOPMENT PROJECTS PROGRESS NATIONWIDE

Despite the COVID-19 crisis, Minister of Public Works and Transport HE Sun Chanthol has affirmed that all infrastructure development projects in Cambodia are running smoothly without any interruptions.

During the inauguration ceremony of the Heavy Vehicle Driver Training Centre on 04 February, the minister provided a summary of progress on 10 major infrastructure development projects.

1) NR3

Work is over 90% complete and scheduled to finish this September. The section from Phnom Penh to Bek Kous has a length of 70km, which is currently being extended from two to four lanes, while from Bek Kous to Kampot has a total of length of 72km, which will be widened to 12 metres.



2) NR2 and NR22

The NR2 and NR22 routes from Phnom Penh to Takeo province are being upgraded from DBST to AC and widened from two to four lanes in some sections. The project is scheduled to be completed in the first quarter of 2022.



3) NR4

NR4 is planned to be widened from 7 to 11 metres. The government is currently accepting bids and will soon select a company to implement this project. The ministry has yet to reveal further details or the project's timeline.



4) NR5

NR5 is being expanded from two to four lanes. The project is about halfway complete and is scheduled to finish by 2022. The project will cost about US\$500 million, which is a loan from the Japanese government.



5) NR7 from Kratie to Stung Treng

The government is preparing to request funds from the People's Republic of China to improve the quality of NR7 from DBST to AC. This road is about 96km long stretching all the way to the Laos border.



6) NR 8

The government is also currently seeking funds to repair and expand the route from two to four lanes.

7) NR10 from Battambang to Koh Kong

This 199km national road is now under construction. To date, it is about 43% complete and is scheduled for completion in 2023.



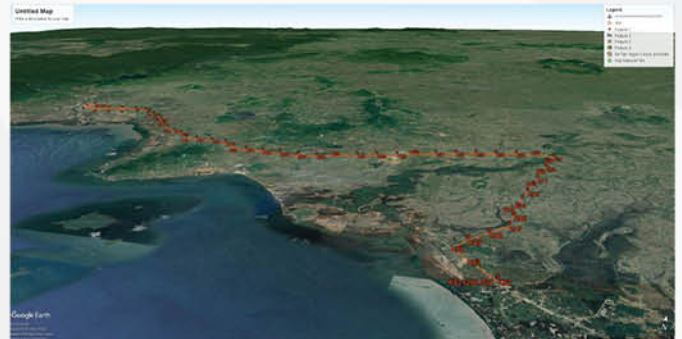
8) Stueng Trang-Krouch Chhmar Bridge and NR71C

The Stueng Trang-Krouch Chhmar Bridge construction will be completed in March, while the government will also soon break ground on NR71C.



9) NR41, NR31, and NR33

The government has completed negotiations with the Chinese government. The construction will begin after both parties sign the financing agreement, which will hopefully take place soon.



10) Kampot-Veal Renh Route and NR7 in Tbong Khmum

The Kampot-Veal Renh route and NR7 in Tbong Khmum province have been frequently damaged despite recent renovations. This is due to insufficient funds, which resulted in low-quality repairs. The government is currently seeking funds to improve the quality of these two routes in the near future.



BY ME WATHANA

AN INTRODUCTION TO PILATES



Pilates awareness is gaining traction in Cambodia as we witness more facilities dedicate their resources specifically for Pilates, and we are seeing more exercisers interested in Pilates equipment for their homes. Go Gym Fitness Center, a new high-end commercial membership facility in Phnom Penh featuring a dedicated Pilates Studio with quality equipment will be opening its doors to fitness enthusiasts in 2021.

There are various equipment brands in the Pilates world, but one clearly stands out from the rest of the pack. Balanced Body has been the world's leader in providing Pilates equipment and education for over 40 years. The key to their success is taking Mr. Joseph Pilates' vision and engineering modern high-end products along with educational support to create mindful movement.

Suitable for all fitness levels, Pilates can also be practiced without the need of specialised equipment.

What is Pilates?

Pilates is a method of exercises that consist of low-impact flexibility, muscular strength and endurance movements. It focuses on proper postural alignment, core strength, muscle balance, and breathing.

Key Points:

- Performed with just a mat or equipment.
- Prioritises quality over quantity (repetitions).
- Helpful in training for sports or in physical rehabilitation.
- Named after its founder, Mr. Joseph Pilates.

What are the benefits of Pilates?

By practicing Pilates regularly, you can achieve health benefits including:

- Reduced stress and refreshed mind
- Improved core strength and stability
- Improved posture and balance
- Improved flexibility and gain lean muscles
- Prevention and treatment of back pain and other injuries
- Improves sports performance

Try it!

Balanced Body not only provides equipment and accessories solutions but also have dedicated resources to help our clients educate themselves. From how-to videos to training seminars taught across the globe, there is a wealth of information to help anyone get started.



Find out how Pilates can help you achieve a strong, lean and flexible body!



As Pilates increases its popularity in Cambodia, let SEARA help design your facilities and homes with innovative products from the world's leading supplier of Pilates equipment and more.

Whether your facility is looking to add additional revenue stream or you are someone looking for something other than your traditional cardio and strength exercises, SEARA is well positioned to provide a variety of unique solutions.



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GOV'T TO RENOVATE OVER 370KM OF RURAL ROADS ACROSS SIEM REAP IN 2021

The Siem Reap Provincial Department of Rural Development plans to renovate and rebuild a total of 373 kilometres of rural roads across Siem Reap in 2021 to ease the overall commuting system in the province.

Sao Bunthy, Director of the Rural Roads Office of the Siem Reap Provincial Department of Rural Development, told *National Radio* on 04 January that his department has four principles for road maintenance.

"Those include rehabilitating damaged roads, paving some red gravel roads, implementing annual maintenance, and maintaining other roads if necessary," said Mr Sao.

"In 2020, the department rehabilitated approximately 193 kilometres of roads.

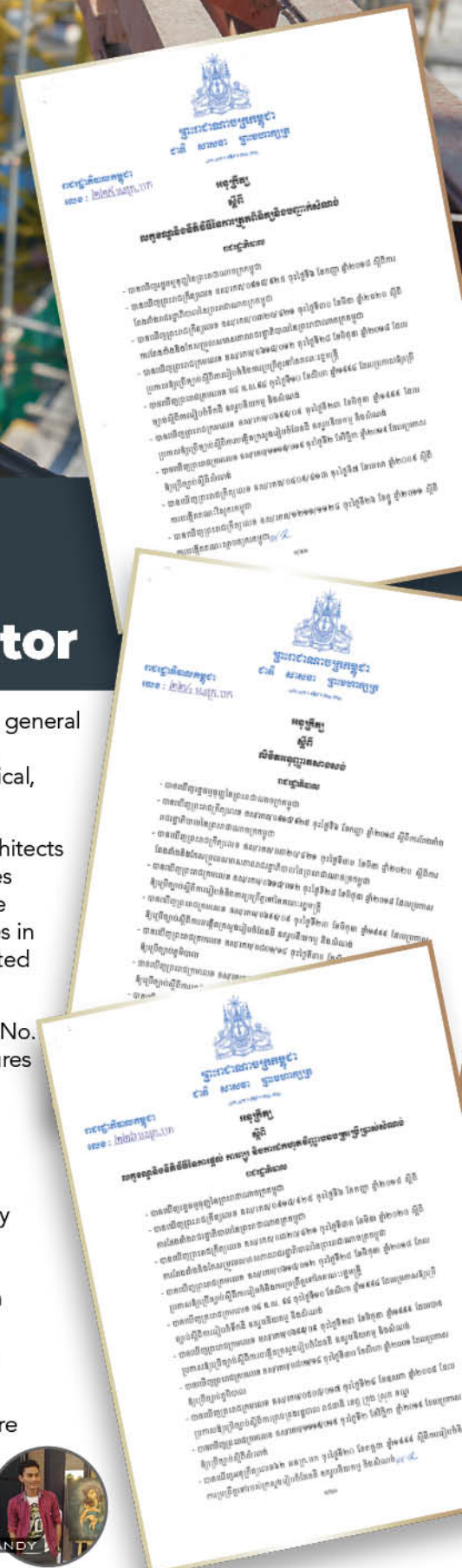
Meanwhile, the goal for 2021 is to repair and renovate a total of 373 kilometres of rural roads," he added.

Most of the projects have been supported by partners such as the Asian Development Bank (ADB) and the World Bank, while the flood-damaged roads are mostly funded by the government and the German Government Aid (KFW).

At present, the 38-road renovation project is also currently underway in Siem Reap after breaking ground in November last year. The project has a total length of 108 kilometres, consuming a budget of US\$140-million, and will be completed by the end of 2021.



BY ME WATHANA



Gov't Issues Three New Sub-Decrees to Strengthen Cambodia's Construction Sector

The Cambodian government has recently issued three new sub-decrees to help strengthen the quality of construction in Cambodia and ensure safety for constructors and general users.

The first is sub-decree No. 224 RNKR.BK regarding construction permits dated 30 December 2020, repealing the previous one issued on 19 December 1999.

This regulation focus on the competent procedures for issuing construction permits, demolition permits, renovation permits, construction site permits, and renewal permits. Unlike the old sub-decree, the new sub-decree clearly states the specific authority to issue different types of construction permits.

However, the new sub-decree does not stipulate the land use index limit like the previous iteration.

The second is Sub-decree No.225, issued on 30 December 2020. It's main objective is to ensure accountability and efficiency in professional and business operations in the construction sector.

This sub-decree mainly controls four

types of license issuance, including general construction business, architecture, construction components, mechanical, electrical, and water businesses.

Besides these areas, foreign architects or engineers and foreign companies also have the right to engage in the aforementioned types of businesses in accordance with the conditions stated in the sub-decree.

The third and final is sub-decree No. 226 RNK.BK regarding the procedures of suspension and revocation of construction certificates.

This sub-decree clearly states that all construction occupancies must hold a construction occupancy certificate in advance, except for any construction not requiring a construction permit. A construction usage certificate is also granted to owners of co-owned buildings and buildings in boreys.

These three new sub-decrees are issued to add more details to the construction law promulgated by the King in 2019.



BY VAN SOVANDY



IS A CONSTRUCTION SITE OPENING PERMIT REQUIRED IF A CONSTRUCTION PERMIT IS ALREADY HELD?

Most new project owners believe that after obtaining a construction permit, they can start the construction site without having to apply for any further permits. Is that true?

According to sub-decree No. 224 RNKR.BK regarding construction permits dated 30 December 2020, all new constructions, renovations, installations and demolitions must hold a permit of construction site opening along with a construction or demolition permit.

After obtaining a construction permit, construction owners must apply for a permit of construction site opening at the relevant General Department of Construction depending on the size of the construction area.

Construction owners must apply for the permit before splitting a land plot for a residential project.

When applying for a permit of construction site opening for construction work, the construction owner must attach the following documents:

- Construction permit
- Design document of construction accessories
- Geological study documents
- Construction work responsibility documents
- Construction contract
- Other technical documents for construction work
- Insurance certificate or document confirming

the construction site liability with the insurance company

For demolition, the applicant must attach documents such as:

- Construction permit
- Demolition permit
- Design document of construction accessories
- Design document of demolition
- Demolition work responsibility documents
- Construction contract
- Other technical documents for construction work
- Insurance certificate or document confirming the construction site liability with the insurance company

In addition, construction sites that have been started and then suspended for over a year must also apply for a valid renewal permit before continuing the construction or demolition work.

Any builder or demolisher who does not comply with the technical regulations of construction and causes injury or health to others shall be punished with imprisonment for 1 to 3 years and/or a fine of 20,000,000 riels to 40,000,000 riels.

At the end of the construction work, the owner must apply for a permit of construction site closing from the competent authority as well.



BY VAN SOVANDY



LOCAL INVESTMENT EXPECTED TO REACH US\$1.4 BILLION IN 2021, INFRASTRUCTURE PROJECTS ALLOCATED MAJORITY

A total of US\$1.4 billion local investment is expected for 2021, the majority of which will be allocated for infrastructure development projects, according to PM Samdech Hun Sen during the Bakeng water treatment ground-breaking ceremony on 01 February.

PM Hun Sen said that this investment figure does not yet include direct foreign investment.

"In 2021, we plan to invest approximately US\$1.4 billion, of which US\$1.1 billion will be direct investment, while another US\$211 million will be the government co-contribution budget," said PM Hun Sen.

"Every year, we always prepare our own budget for infrastructure development, such as roads,

bridges, canals, schools, hospitals, among others. We always have to contribute, big or small depending on our income," he added.

According to PM Hun Sen, in 2019, Cambodia saw local investment of US\$594 million, of which US\$179 million was the government's co-contribution. Meanwhile, in 2020, local investment increased to US\$1.4 billion despite the pandemic, US\$215 million of which was contributed by the government.

PM Hun Sen also stressed that all investment projects are partially from government investment, not entirely from foreign investment.



BY SAO SAMPHORS



Instruction films
on installing
IKO shingles



How to use Roof Shingles?

IKO, The Shingles Expert shares their roof shingle knowledge with you

A light and closed roof structure makes a great difference in the construction of your project. When compared to conventional roofing materials, shingles are much lighter in weight and more flexible, without compromising quality levels at all.

How do you install roof shingles?

Roof shingles are very quick and efficient to lay, as their light weight simply adds to the superior quality and they can simply be placed over the existing roof construction with renovation projects.

What about the quality of IKO Shingles?

With over 20 production facilities throughout North America and Europe, IKO has become the world leader in the manufacture and supply of bituminous waterproofing products. European based IKO Sales International produces ± 70 different shapes and colours of shingles for the European and export market. The CE mark warrants that the European manufactured shingles are conform to the strict European standards for building material. It is a guarantee of the durability of IKO products that provide complete fire safety, clearly proving the endless advantages.

Are Roof Shingles weather resistant?

IKO roof shingles are highly resistant to any type of weather, ranging from polar temperatures through to tropical heat, moisture and wind. The fibreglass base is very stable, the exterior is extremely durable and the covering granules provide the ultimate form of protection. Therefore IKO can provide real protection on your roof against hailstorms, gale

force winds of up to 220 km/hour, snow and ice, desert heat and UV rays.

Cambridge Xtreme 9,5° shingles have an impressive resistance to wind driven rain:

Thanks to its self - adhesive character, this strong and durable dimensional

shingle withstands the most severe wind driven rain.

This shingle was tested by the KIWA-BDA Institute Netherlands and exceeds the CEN/ TR 15601:2012 norm. This norm stipulates a high level of resistance to wind and rain falling. This is an extreme situation that occurs only once per 50 years in

Europe (according to the BRE Institute). Safe to say that **Cambridge Xtreme** is the safe roofing choice when it comes to extreme weather situations.

Can roof shingles be installed on all kinds of building or only for residential housing?

Roof shingles can be installed on ALL roof types from 15° up to 85° roof inclination. From gable roof, pyramid roofs, over curved or dome roofs, mansard roof or conical roof, you name it.

One of the most suitable roof shingles is the self-adhesive IKO **Cambridge Xtreme 9,5°**. Thanks to its usability on extreme slopes (9,5° up to 90°), many architects and designers choose this



Damir Milas
*IKO Regional
Sales manager*



roofing material for its 3D dimensional look, with imitation of wooden shakes, natural stone and slate, resulting in an exclusive look and feel.

Cambridge Xtreme 9,5° is the ideal roof solution for many projects, for new roof or re-roof building projects. Whether you are planning to build a "simple" (residential) house or a more distinguished architectural building project like a modern mall or an exclusive hotel, this roof shingle serves each purpose.

For those who are interested, **contact us to discuss future ventures: damir.milas@iko.com**



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NEW for 2021 :

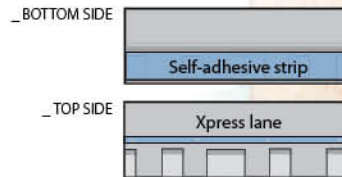
Thanks to our exclusive, advanced color blending technology, IKO introduces a wonderful

BLUE COLOR MIX

Definitely an **exclusive color** to consider for your next unique projects!



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the world's first
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Cambridge Xtreme 9,5°

which can be used on both **low sloped** roofs as on **steep sloped** roofs or façades.
Minimum slope for roof shingles on the market is an average 15°.

Cambridge Xtreme 9,5° is a new dimension in roofing
for xtreme roof slopes: $\geq 9,5^\circ (!)$ - $\leq 90^\circ$ *



Tested and APPROVED: Cambridge Xtreme 9,5° was tested and well **approved in most extreme weather conditions** in the European KIWA – BDA test institute in the Netherlands (*wind driven rain test CEN/TR 15601:2012*).
A remarkable Xtreme roofing material for your next project!

For those who are interested, contact Damir Milas to discuss future ventures: damir.milas@iko.com



* please respect IKO application instructions



Application film



IKO
The Shingles Expert
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Bentley Systems Becomes Founding Member of Digital Twin Consortium



The US' leading infrastructure engineering software company Bentley Systems has elevated its participation in the Digital Twin Consortium by becoming a founding member. Having been a ground-breaker member since day one of the consortium's launch in May of 2020, Bentley will deepen its collaboration as a founding member and become a member of its steering committee.

One way that Bentley is helping advance the Digital Twin Consortium's mission is through defining the terminology used to describe digital twins.

Casey Mullen, distinguished architect, strategic technologies at Bentley Systems, has contributed his expertise as a lead author of the

Digital Twin Consortium's definition of a digital twin. Mullen helped unveil the new definition during a panel discussion at the IOT Solutions World Congress on December 3, 2020.

As a founding member, Bentley is also contributing its advice and technology expertise to the Digital Twin Consortium's steering committee. Adam Klatzkin, vice president, iTwin Platform, at Bentley Systems, and Mullen are helping advance the Digital Twin Consortium's strategic roadmap, working groups, and governance as members of the consortium's steering committee.

"We are delighted that Bentley is a founding member of Digital Twin Consortium and is also a member of our steering committee," said Dr. Richard Soley, executive director, Digital Twin Consortium. "The consortium looks forward to high-level guidance on digital twin technologies and continued contributions based on Bentley's experience and knowledge of the infrastructure industry."

Bentley's collaboration with Digital Twin Consortium and its global ecosystem of digital twin users underscores its commitment to advancing open solutions for digital twins. Bentley provides iTwin.js, an open-source, software developer library for creating digital twin solutions for infrastructure. Bentley is also a member of buildingSMART International's Digital Twin Working Group.

Bentley recently expanded its digital twin offerings with the iTwin Platform, a new platform-as-a-service offering for developers with openness as a guiding principle. The platform supports a broad range of design tools—Bentley and third-party—and file interchange formats including IFC.

To jump-start awareness and adoption of the iTwin digital twin platform, Bentley also recently launched the iTwin Partner Program, the iTwin Ventures Fund, and hosted the inaugural iTwin Developer Conference.



Ground Broken on Bakeng Water Treatment Plant, Chamkarmorn Plant Inaugurated

Cambodian Prime Minister Samdech Hun Sen broke ground on a huge water treatment plant project in Bakeng and inaugurated another one in Chamkarmon on 01 February. Both plants in total will be able to produce over 450,000 cubic metres of clean water per day by 2024.

The Bakeng water treatment plant will be built with a budget of about US\$190 million, co-financed by the French Development Agency, the European Investment Bank, and the Phnom Penh Water Supply Authority, and will be implemented by Vinci Construction Grands Projects.

The project is located in Sangkat Bakeng, 10km north of the Chroy Changvar Bridge. Located on a huge site, it is suitable for submerging large-diameter pipes to cross the bottom of the Tonle Sap river and connect to some areas in Phnom Penh.

The plant is the largest water treatment plant ever built in Cambodia and will be implemented in two phases. The first phase will produce up to 200,000

cubic metres/day of clean water by the first quarter of 2023, while the second phase will be able to produce 400,000 cubic metres/day by the first quarter of 2024.

This project has been studied since 2017, and the agreement for the first phase was signed in November 2019 and the second phase was announced in early 2020.

On the same day, PM Samdech Hun Sen also inaugurated the Chamkarmon water treatment plant, on which the expansion was completed since October 2019.

With this recent expansion, the Chamkarmon plant can now produce water up to 52,000 cubic metres/day. The project also includes the extension of a 580-kilometre water pipeline network, through which about 280,000 people will receive clean water directly from the Phnom Penh Water Supply Authority, and especially the small communities in southern suburbs of Phnom Penh.



BY KEAM KONGLEAPHY

SIKATOP® SEAL - 107 IS 40 YEARS!

In 1981 the first version of SikaTop® Seal 107 was launched in Switzerland while the product has then taken the world by storm. Nowadays the cementitious waterproofing product is used in more than 50 countries and in all climate zones. Since 2020, SikaTop® Seal 107 KH is produced locally in the Kingdom.

DO YOU HAVE BATHROOM MOLD ON YOUR CEILING?

If you've never experienced bathroom mold, perhaps you aren't looking deep enough into the corners of your bathroom. It's one of the most common problems in any house; it's also one of the easiest to prevent. Lack of air, leaky toilets, sinks, and plumbing pipes or damp materials such as rugs, wood, wallpaper, grout, drywall, and fabric are often the reasons for the hassle of mold.

AND WHAT ABOUT DRINKING WATER RESERVOIRS?

The hygienically pure water has to stay in the interior of the tank without leakage, while outer dirt must be kept 100% outside. These are only two examples why waterproofing is essential.



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One solution that Sika offers is cementitious waterproofing, which has many advantages. Waterproofing mortars make a structure impermeable to liquid water, but allow water vapor to permeate. Plus, they are relatively easy to apply and very cost-effective.

WHAT IS IMPORTANT ABOUT WATERPROOFING?

While there are many advantages to these products, what is it that makes a cementitious waterproofing product exceptional? Is it its reliable usage paired with outstanding properties, its broad area of application or its ease of handling?



APPLIED IN MORE THAN 50 COUNTRIES

This knowledge was used to develop and improve the waterproofing mortar ranges over the years, and in 1981 the first version of SikaTop® Seal-107 was launched in Switzerland. Nowadays, this product is applied all over the world and sold in more than 50 countries. The experience acquired in the course of these years is immense: customer advice and continuous improvement are the basis of this product's dependability today.

RELIABLY TIGHT WATERPROOF STRUCTURES

All that remains for us to do is wish SikaTop® Seal-107 Happy Birthday. The millions of people worldwide who have built and are benefiting from tight waterproof structures will doubtless want to add their congratulations too.

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PHNOM PENH MUNICIPALITY DIARY

JANUARY - FEBRUARY 2021

▼ Phnom Penh Municipality to Take Action Against Encroachers on Canals and Public Land

25 Dec

Phnom Penh Municipality plans to take action on illegal canal and public land encroachment soon, particularly in the western part of Phnom Penh, after deciding to dredge and rebuild 12 drainage systems across the city.



▼ Phnom Penh Governor Chairs Prince Square Investment Agreement Signing Ceremony

26 Jan

Phnom Penh Governor HE Khuong Sreng chaired an investment agreement signing ceremony for the Prince Square shopping mall. Located in the Prince International Plaza complex along the Russian Blvd, Prince Square is expected to bring in at least 50 well-known brands with this new investment agreement.



▼ Phnom Penh Governor Inaugurates New Quarantine Centre in Prek Pnov

06 Jan

The construction of the Phnom Penh Quarantine Centre was completed and officially opened on 06 January, under the auspices of Phnom Penh Governor HE Khuong Sreng and relevant officials. Located in Phsar Lech Village of Prek Pnov Commune, the quarantine centre spreads over 1 hectare with four buildings and 504 rooms.



▼ City Hall Inks Deal with Three Waste Management Firms

05 Feb

Phnom Penh Municipality officially signed agreements to allow three private firms to collect and manage trash in the city. Those companies include Cintri Cambodia, Everbrighth China, and Mizuda Group Co., Ltd.



▼ Gov't Temporarily Opens Two More Underpasses at Chom Chao

22 Jan

The government has temporarily opened two more underpasses to traffic at the Chom Chao roundabout construction area to help ease passage. One route is 204 metres long connecting NR4 to NR3. The second one is 558 metres long connecting from NR4 to the Chom Chao area.



GOV'T APPROVES US\$100 MILLION BUDGET RENOVATING 11 MORE ROADS IN SIHANOUKVILLE

In addition to the recently-completed 34-road project, the government has allocated another US\$100 million for Sihanoukville to renovate 11 more roads in two districts, according to Sihanoukville Municipal Governor Y Sokleng on 14 January.

Speaking at a press conference of the provincial work progress, Mr Sokleng said the 11 roads are already under construction and are 31% completed to date.

"Most of the short-distance roads are almost completed. Only the 43km 46B road is still under construction," said Mr Sokleng.

He added that these 11 roads are located in two districts, which are Prey Nob and Stueng Hav.

This 11-road project is an additional project to the recently-completed 34-road project that consumed a total budget of approximately US\$300 million

Besides these two projects, many other infrastructure development projects are being implemented in Sihanoukville such as the PP-SHV expressway, deep seaport, international airport, wastewater treatment plants, and landfills, among other projects.



BY ME WATHANA

MLMUPC DIARY: JANUARY - FEBRUARY 2021

▼ Minister Chea Sophara Inspects O'Chleung Canal

14 Dec

MLMUPC Minister HE Chea Sophara inspected the construction site of O'Chleung Canal in Tbong Khmum province. The canal is 1,350 metres long, 6 metres wide, and 5 metres deep. Upon completion, this canal will be able to irrigate 170 hectares of cropland, covering over 86 families across Krouch Chhmar district.



▼ Ministry Headquarters Set to Officially Open in April

30 Jan

The new headquarters of the Ministry of Land Management, Urban Planning, and Construction in Sen Sok district will be officially opened by Samdech Prime Minister Hun Sen on 04 April. The headquarters has been built on over 3 hectares of land, consisting of five floors and a total area of over 50,000 square metres.



▼ Inter-Ministerial Team Inspect 34 Roads Construction in SHV

30 Dec

MLMUPC Minister HE Chea Sophara and Minister of Tourism HE Thong Khon led the inter-ministerial team to inspect the construction of the 34-road project in Sihanoukville. The project has proceeded smoothly and is scheduled to officially open for traffic during the upcoming Khmer New Year.



▼ Land Ministry Issues Procedures to Improve Construction Certifier License Issuance

02 Feb

MLMUPC has issued detailed procedures to improve the system of issuing, renewing, and terminating construction certifier licenses both for individuals and companies, according to Prakas No.033 dated 21 January 2021. Professionals or companies with sufficient qualifications and work experience can apply for a construction certifier license at the One-Stop Service Center of MLMUPC.



▼ Relevant Ministries Mull Preparing Land Usage Masterplan for Mondulkiri Province

19 Jan

MLMUPC Minister HE Chea Sophara hosted a meeting with Minister of Agriculture, Forestry and Fisheries HE Veng Sakhon, and Minister of Environment HE Say Samal to discuss and seek solutions for land disputes in Mondulkiri province. The three ministers also planned to jointly create a proper land usage masterplan for this province.



Recent Infrastructure Renovations in SR and SHV Tip of the Iceberg for Future Masterplans



BY ME WATHANA

According to a local analyst, the infrastructure renovation projects such as the 34-road project in Sihanoukville and the 38-road project in Siem Reap are just the model or small parts of the government's future master plan to enhance infrastructure nationwide.

President of the Cambodia Valuers and Estate Agents Association (CVEA) Chrek Soknim said in a press conference on 23 January that the government first started in Sihanoukville as a model province, and later continued to Siem Reap.

"The government has converted the crisis caused by COVID-19 into an opportunity. As for the 34-road project, the construction was complete in less than a year, as there were not many tourists. Then, the government realised that it is the best time to develop infrastructure in other provinces too," said Mr Soknim.

"Recently, the government started the 38-road project. Again, this is a good time to upgrade the city, so that it can welcome more tourists with a new look after COVID-19 ends," he added.

Mr Soknim added that these two provinces are just the starting point of the government's main development plan. There will be such projects in almost all provinces in the future.

In addition to enhancing the transportation system in the future, the continuous effort of the government in building more infrastructure, even during the COVID-19 crisis period, was also an important factor in preventing the real estate market from declining.

CVEA Vice-President Man Chandy explained that, for most cases, land prices increase due to nearby major development projects, especially government infrastructure development. Thus, if the government continues to build more infrastructure in various locations, land prices will not fall.

Meanwhile, to date, the 34-road project in Sihanoukville have been completed. In addition, the government is also building 11 more roads using additional of US\$100-million budget.

As of 22 February, the 38-road project in Siem Reap was about 18% complete.



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**REGISTRATION OPEN
TO EXHIBITORS FOR
KINGDOM'S LARGEST
CONSTRUCTION
EXHIBITION**

Registration is now open to local and international exhibitors for the Cambodia Construction Industry Expo, the kingdom's largest annual construction exhibition organised by the Cambodian Constructors Association (CCA).

CCA Secretariat General Manager Mr Chhiv Sivpheng said that the association has set 2-4 December 2021 as the date for the annual event which showcases thousands of products on hundreds of booths from local and international construction and real estate sector companies.

Held at its home location in the Koh Pich Convention and Exhibition Centre, this exciting exhibition expects to attract tens of thousands of visitors. The expo is the perfect platform for businesses related to real estate, banks, insurance, construction materials, decoration, electrical, plumbing, water supply, machinery, mechanical, steel framing, and more.

In addition to displaying thousands of products on hundreds of booths, the event will end with a business networking event where exhibitors can exchange their knowledge, promote their products, and network with customers and relevant industry stakeholders.

To exhibit at the Cambodia Annual Construction Expo contact: expo@construction-property.com or via (855-77)811 168 / (855-60) 888 966.

CCA BUSINESS NETWORK EVENT DATE UNCERTAIN AMID NEW COVID OUTBREAK



The Cambodia Constructors Association (CCA) is still uncertain whether or not to host its business network event and the 4th Board Member Election on 05 March 2021, given the recent surge in COVID-19 community transmission, known as the '20 February Incident'.

CCA Secretariat General Manager Mr Chhiv Sivpheng said there is no clear decision made yet, as the association is still observing the situation

"For now, we haven't received any order from the government yet regarding whether we can or cannot organise the event. Given the current severeness of the '20 February Incident', it seems like our chance of organising is quite low," said Mr Sivpheng.

"The event was first set for December last year. However, it was delayed to March due to the December community outbreak. Once again, at this point, we still cannot tell whether or not the situation can be controlled before 05 March," he added.

Scheduled to be held at the Dara Airport Hotel, the event is expected to be joined by CCA members, construction companies, and other key players within the industry, where they can share ideas, challenges, and solutions to fight against the COVID-19 crisis.

If successfully held, the event will be a great opportunity for the businesses in the sector to reconnect and especially do business matching, after staying apart for a very long period.

"Not only helping all the members and related business to increase their sales and networking, but this will also indirectly help boost the kingdom's economy at large, and the construction sector in particular," said Mr Sivpheng.

The CCA is the first and largest construction association in Cambodia, representing almost 200 construction-related companies. Every year, the CCA also organises Cambodia's largest construction exhibition showcasing thousands of products. The 2021 exhibition is set for 2-4 December.



HOW CONSTRUCTION BUSINESSES BENEFIT THROUGH CCA MEMBERSHIP

The Cambodia Constructors Association (CCA) was created under the support of the Ministry of Land Management, Urban Planning and Construction and has been working to promote construction-related companies in Cambodia, especially during the challenging time of the COVID-19 pandemic.

CCA Secretariat General Manager Mr Chhiv Sivpheng said that the COVID-19 pandemic has affected construction businesses across the globe, as it has in Cambodia. He said the CCA is now actively working to promote the construction industry and especially construction-related businesses.

Mr Sivpheng has encouraged construction sector businesses to be part of the CCA as it is a hub for networking and promoting their products and services within the industry.

“The benefit is that the association helps to produce videos to promote the products and services

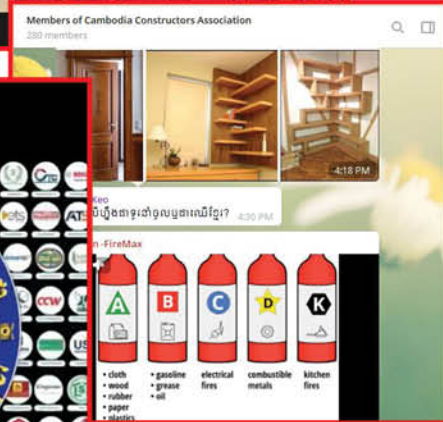
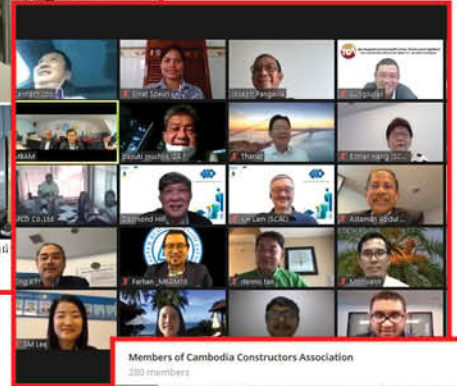
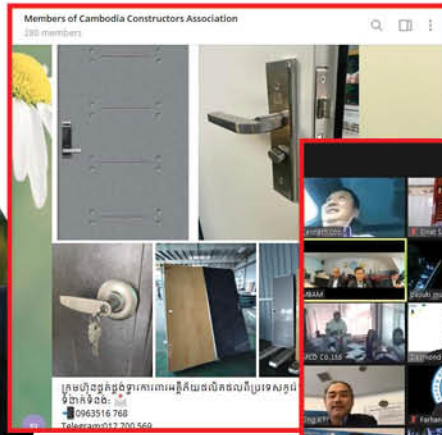
of our members which are broadcast on Facebook, our website, and on Telegram,” he said.

The Secretariat General Manager also added that the association will pass members’ information to construction project developers or construction companies, sellers and distributors of construction materials.

In addition, he said that the CCA also disseminates members’ information to major investors who are interested in Cambodia’s construction industry.

.....

Companies who are interested in becoming a CCA member are welcome to contact secretariatcca@yahoo.com or 023 868 222 (extension 81 202) or 023 988 828.



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Thai Real Estate Market Challenges Good for Investors

Challenges in Thailand's property market stemming from low interest rates, an economic downturn, a high percentage of household debt compounded by the current COVID-19 wave have all combined to make it an ideal environment for investors seeking great deals.

The perfect storm of factors has led to a price war between developers each trying to provide the best offer to attract buyers and then persuade them to make swift purchases. This combination of readily available discounts and promotions is attracting those in the higher wealth bracket while typically middle-class buyers tend to be delaying high-cost purchases in the current climate.

According to *DD Property*, the Housing Price Index in Bangkok has declined from 201 to 197 points, a 2% decrease from the last quarter and the lowest recorded Price Index since Q2 2018. Price segments that currently dominate the market are the THB5 million (USD167,389) to 10 million segment, the THB3 to 5 million segment, and THB1 to 3 million segment.



Overseas Investors Eye Hanoi Office Market

The strong performance of the dynamic Hanoi office market is generating increasing interest among international investors who see great future potential in the Vietnamese capital's corporate space.

The low number of vacant spaces together with high demand, Vietnam's impressive record in controlling the COVID-19 pandemic, its strong economy and international interest, particularly from China and the US, have all combined to ensure the capital's office sector has remained not only stable but one of the most vibrant sectors in the country.

The relative lack of high-quality, Grade A office buildings has also seen Hanoi attract international investors from Asia including South Korea, Singapore and Japan, strongly encouraged by a surge in profits in the sector with predictions of up to 80%.

With a 94% occupancy rate, strong confidence in the market, and a demand for higher quality offerings the Hanoi office sector looks set to enjoy a significant boom.

Philippines Real Estate Facing Better 2021

Across the ASEAN region, while the Philippines economy and real estate market has been among the hardest hit by the COVID-19 pandemic, there is hope that 2021 will see a recovery.

The Philippines Central Bank expects the economy to rebound with 7.8% growth in 2021 which will also impact the real estate market, although these hopes are pinned on the effectiveness of vaccine roll out and a return to business as normal.

The devastation of the pandemic has most heavily impacted Manila with high vacancies expected to rise higher to 7%, lease rates dropping by up to 17% and national oversupply of condominium units depressing the market.

However, these factors are also reasons why developers, international investors, and multinational industrials are expected to take advantage of low costs, flexible conditions, a dynamic market and strong human resources to help bolster market growth in 2021.





Expert Plugs Sihanoukville for Next Property Boom After COVID-19

Among all provinces in Cambodia, Sihanoukville, and in particular Ream district, will become the highest potential investment destination for those looking for profits in 2021 or during the post-COVID-19 period, according to Founder and Director of Key Real Estate Co., Ltd. Mr Sorn Seap.

Mr Sorn Seap told *Construction & Property Magazine* on 05 January that the area around Ream district is still underdeveloped while the land prices are still affordable enough to invest in small-scale tourist destinations.

“

Personally, I see the great potential in Ream [district]. It is a coastal area with many large plots of empty land. We can develop them into resorts or multi-purpose developments,” said Mr Sorn Seap.

“Moreover, the land prices in this area are still affordable compared to the prices in Sihanoukville city. Even though you don’t invest in a resort, investing in land is still a good choice as you can sell at a higher price in the future,” he added.

Overall, Mr Seap is optimistic that Sihanoukville will have the fastest recovery pace after COVID-19 ends compared to other provinces in Cambodia.

“There are many infrastructure projects being developed there such as SEZ, expressway, and the port, among others. Besides, it is considered to be the largest economic pole following Phnom Penh and is a multi-sectoral development zone that offers many opportunities for investors,” he said.



BY SAO SAMPHORS

Mondulkiri Great Potential Investment Target Though High-Risk, says Analyst

A local real estate analyst believes Mondulkiri is a great potential investment target for future high returns, yet investors must be very cautious as the location comes with both opportunities and risks.

"There is still more market for resort development as the demand keeps increasing. However, at the moment, the real estate market there is quite risky as there are many uncertainties regarding the land ownership - the protected land issue, for example," said Founder and Director of Key Real Estate Co., Ltd. Mr Sorn Seap.

Due to this uncertainty, land prices in this province are relatively low, which is an excellent opportunity for those high-risk investors who know the market well.

"I believe it will take about one to five years for the government to properly manage the land system there. Then, Mondulkiri will boom. However, if you wait until then, land prices might have been gone up," he added.



Chip Mong Land to Transform 120 hectares in Chroy Changva into Huge Residential Project

Chip Mong Land has officially launched its huge Parkland 6A residential project in Chroy Changva with a massive discount of up to 8%, and no-interest instalments for up to 18 months.

Park Lane 6A is a luxurious residential development project spreading over 120 hectares along National Road 6A. Surrounded by two major rivers, the Tonle Sap and the Mekong, this project will become the most comfortable residence in the region.

President of Chip Mong Land Mr Leang Henry said during the official launch ceremony on 22 January that Parkland 6A is being developed with a long-term vision and a clear strategy to contribute to the development of Chroy Changva city.

"Parkland 6A will comprise of a large shopping mall, the region's largest sports centre with a usable area of up to 10,000 square metres, mega green park, and extended well-equipped infrastructure," said Mr Henry.



MEF: Cambodia Construction & Property Sectors to Grow only 2.9% and 2.7% in 2021

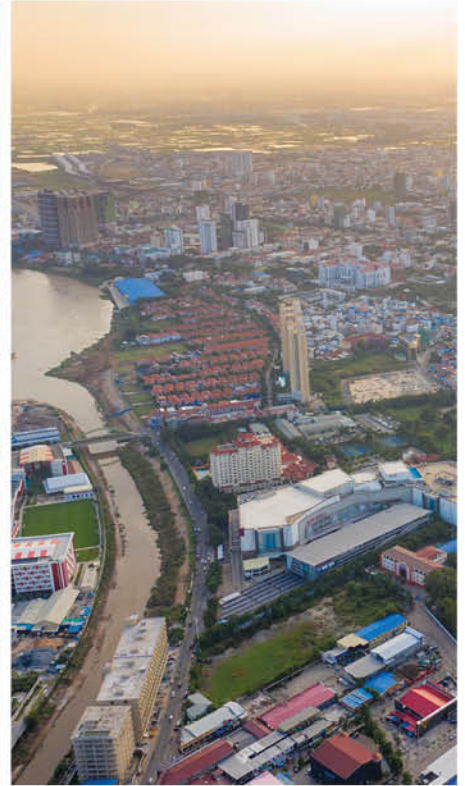
The construction and property sectors are projected to grow by 2.9% and 2.7% in 2021 respectively, after contracting by 2.4% and 4.9% in 2020, according to the Ministry of Economy and Finance Latest's Macroeconomic Report.

These drops for both sectors were due to the effect of the COVID-19 pandemic, which reduced foreign investment and demand. 2020 was the first time that the growth rate of these two sectors went negative during the past five years.

The report added that overall construction material imports growth dropped from 57.5% in 2019 to -18.2% in 2020, of which steel alone faced the most drastic drop from 57.7% in 2019 to almost -40% in 2020.

For the property sector, the number of sales and purchase transactions saw only a very slight decrease from over 9000 to 8300, thanks to the strong financial status of local developers.





NBC: BANK CREDIT REACHES US\$37.3 BILLION IN 2020; OVER 30% ALLOCATED TO CONSTRUCTION & PROPERTY SECTORS

Customer credit at banks in Cambodia reached US\$37.3 billion in 2020, a 14.8% increase; and over 30% of which was allocated to the construction and property sectors, according to a recent National Bank of Cambodia report.

The same report also added that bank credit given to the construction sector was 9.2%, property 8.5%, and mortgages 12.8% respectively.

Meanwhile, as of the end of 2020, the active assets of the banking sector in Cambodia reached US\$59.5 billion, while deposits were recorded at US\$33.8 billion, a 15.7% and 15.4% increase, respectively.

Banking and microfinance institutions in Cambodia were also doing well in keeping their credit secured. Although non-performing loans slightly increased by 2.7% for banks, and 1.8% for microfinance institutions, the rates are still low and controllable.

Given the pandemic, restructured loans in 2020 increased to over 280,000 accounts or equivalent to US\$4.2 billion. However, the number of transactions fluctuated from month to month depending on the demand and economic condition.

Overall, according to the report, the banking and microfinance sectors in Cambodia remain robust amid the pandemic. However, NBC also predicts other risks that can possibly affect banking sectors.

Those risks include the prolonged pandemic, slow economic growth in the region and the world, protectionism, climate change, rise in family debt, a slowdown in tourism, and especially any downward trend in the construction and property sectors.



BY KEAM KONGLEAPHY

Expert Predicts Two High Potential Provinces for Resort Investment in 2021

A local real estate expert expects that Kompot and Kep will become high potential investment destinations, especially for resort development in 2021 or after the pandemic ends, as those provinces have been strongly attracting more and more local visitors.

"Beside the favourable geography, many land plots are relatively large and prices are very affordable. However, I do not recommend to buy land, wait, and sell for profit because the price will not go up much. Thus, developing a resort is the ideal investment," said Mr Seap; Founder and Director of Key Real Estate Co., Ltd.

He added that Kampot and Kep have always been popular tourist destinations for local people. After the construction of NR3 is complete, which should be by the end of this year, the two provinces will attract even more tourists as the travel time there from Phnom Penh will be reduced by at least one hour.



Century 21 Signs MoU with BRED Bank to Cut Red Tape on Mortgage Procedure

US-based real estate firm Century 21 (Cambodia) signed a partnership MoU with French-based BRED Bank (Cambodia) on the morning of 28 January to help cut unnecessary red tape in property financing procedures for buyers who purchase property via the Century 21 Cambodia Network.

The MoU was signed between Century 21 Cambodia's Chief Operation Officer Mr Seraj Sutton, BRED Bank's Cambodia's Chief Executive Officer Mr Guillaume Perdon, and Head of Branch Network Ms Meas Kunthea.

Under the agreement, the bank will provide financial facilities to customers wishing to purchase properties that are under exclusive sale by the Century 21 Cambodia Network.

Customers will enjoy purchasing their dream properties with competitive and flexible financing through BRED Bank.

CBRE: Cambodia's Real Estate Market to Recover by 60% in 2021

Managing Director of CBRE Cambodia Ann Sothida predicted that Cambodia's real estate market will improve by 60% in 2021 compared to 2020 but is expected to be lower than the 2019 baseline.

"Due to the introduction of the vaccine, the market is expected to improve a lot. However, foreign investors still need time to prepare and wait for the situation in their country to improve before they start investing in Cambodia," said Ms Sothida.

She added that the fastest recovering sector is the residential sector, as the market has relied on the local buyers.

The office market is projected to be the second-fastest-growing market after housing, followed by commercial, and then the retail market. Meanwhile, the hospitality sector will take a much longer time to recover, which should be by 2022 or 2023.



What Type of Investor Are You? What Property Investment Best Fits Your Trait?

BY KEAM KONGLEAPHY

Given the economic downturn caused by the pandemic, even if you have plenty of cash on hand, you also need to be very cautious when it comes to investing in real estate.

Founder and Director of Key Real Estate and well-known real estate expert Mr Sorn Seap pointed out that you need to first study what kind of investor you are before investing.

Mr Seap categorised investors into three main categories: high-risk, medium-risk and low-risk investors, who have different investment attitudes and are suitable for various real estate types and at different locations.

The 1st category are low-risk investors who expect a return of 10% to 15% per year. This type of investor prefers to invest in existing buildings such as houses, condominiums, and flats in a developed area. They do not want to take risks. They believe that even though their property's price does not rise, they can have a house to stay in, do business in, or rent out. If you are this type, you should invest in the west or north side of Phnom Penh. The property price in those two areas is affordable and not as expensive as in the city centre.

The 2nd category are medium-risk investors, most of whom expect a return of 20% to 30% per annum. This type of investor mostly invests in areas that are under development. They pick the location with ongoing infrastructure projects such as markets, roads, airports, or other large projects and expect short-to-medium term profits.

If you are this type of investor, south of Phnom Penh such as the area along the 60-metre road, area around ING project area, the Phnom Penh new airport area, and the 3rd Ring Road should be the ideal choices.

The 3rd category is a high-risk investor who looks at a return of between 50% and 100% per annum. This type of investor is considered an expert, as they can see the potential of a specific area ahead of time. They know in advance because they study and receive information from many sources to analyse and calculate.

For example, the eastern part of Phnom Penh has been attracting the third type of investors, since the news about building the new bridge was still unclear. As of today, though there is no certainty of the bridge project yet, investors still continue buying land there. Similarly, if you are this type of investor, Kampong Speu province such as area along National Roads 41, 44 and 51 are also the choices.

In conclusion, the three types of investors have their unique character, and none is better than another. Meanwhile, the factors determining what kind of person you are depends on your cash flow, attitude, personal debt, and most importantly, the level of real estate knowledge.

In other words, the first and second type of investors are the followers of economic growth, which means they wait for the economic activities to boom in a certain area before investing. However, the third type is ahead of the economy.

Current Status & Future Projection of Real Estate Market in Flood Prone Region of South Phnom Penh



Before October 2020, Mrs Si Chantha made a reasonable income by selling coffee and drinks in front of her house in a large borey around the Kuor Srov roundabout, in southern Phnom Penh. Mrs Chantha could do so well thanks to many residents having moved into thousands of houses in the newly-built borey.

However, her income has significantly dropped since then after many owners decided to leave their homes, transforming the former bustling borey into a silent neighbourhood.

She said many houses are now on sale and some business owners have already closed their shops after the flood.

"It was sinking to the thigh in front of here," said Mrs Chantha while pointing to the road and the flood stains on the buildings.

Many sangkats in Dangkor district, in southern Phnom Penh, were flooded by heavy rain between early October and mid-October last year, forcing many families to evacuate. The floods at that time also affected many houses in the boreys situated in that district.

Mrs Chantha said, "If you saw the water coming, you would be scared. Rescue workers brought us outside. I left for only three days, I was too scared to lose my belongings, so I came back. Frankly speaking, the water receded after half of a month."

In the same borey, many shophouses had already put up business signs before the flood, such as Korean restaurants, gold shops, and bars. However, they have never reopened after the flood, according to Mrs Chantha.

Passing Mrs Chantha's house, about 150 metres from one of borey's main markets, which have not yet opened for sale, many shophouses have been put up for sale, and some have been labelled as 'urgent sale' or 'sale with loss'.

One house owner Sotheavy said she had been trying to sell her house since mid-November last year, and so far there have been only a few calls, but has never reached a deal.

When asked if she was selling her house because of the October floods, Sotheavy seemed reluctant to say it is the main reason, but she said: "I have another house and it is difficult for to maintain this one."

A sales agent at Borey Piphup Thmey Kuor Srov 3, who declined to be named, said that all houses at the site had been sold out. The agent added that many of the houses are on urgent sale now maybe because the owners want to resell for profit.

The agent said knee-deep floods inundated houses there in October last year, but she said the company could not guarantee that there will be no flooding next year.

Another sales agent of a nearby borey said houses there were soaked one metre deep in water during the floods. However, the agent said that only about 10% of the houses have been put on urgent sale by the owners, is mainly due to the economic crisis caused by the pandemic rather than the flood.

Mr Sorn Seap, Founder and Director of Key Real Estate and also a local real estate expert said the projects that have already been developed will be strongly affected as people obviously saw that they were flooded.



"The price will drop for at least one or two years. It will be tough for the developers to sell the property at the price they want. Besides, the number of transactions will also reduce, as some investors began to hesitate to invest in the area despite its high potential," said Mr Sorn Seap.

"Those investors will wait and see the progress of infrastructure developments and flood prevention measures by the government before deciding to invest in that area once again" he added.

Given that, Mr Seap is optimistic that the area will recover very soon as long as the government completes upgrading infrastructure.

"No matter what, as for the land, it still has great potential because most flooded areas are in Dangkor district. This district has been attracting many projects with many massive infrastructures being developed there such as the second and third ring roads, as well the new airport," said Mr Seap.

Mr Chrek Soknim, President of the Cambodian Valuers and Estate Agents Association (CVEA), said that the resale of many houses may be due to various factors such as selling for profit and the decline of the economic situation, among other reasons.

At the same time, he also agreed that the flood factor is also one of the reasons, which requires borey owners or property developers to reconsider the safety measures to gain clients' confidence back.

"It is very important, as water is related to safety. When the borey is flooded, it is not safe to live in. So, borey owners have to think of new security systems and set up a new rainwater storage system. [If successfully do so], things will get better," said Mr Soknim.

Another real estate analyst and CEO of Pointer Nguon Chhayleang also believes that in order for the market in that area to catch up with its pre-flood potential, it requires the cooperation of both project developers and the government.

"Partial protection against flooding is the role of the project owners, such as the installation of more drainage systems within their project. Another major part is the government's effective mega or master drainage system," said Mr Chhayleang.

"Let's say if there are many drainage systems in the borey, but the master infrastructure around the area is not effective in coping with the flood, the borey will be soaked in the water anyway. Thus, both parties shall work closely together," he added.

Construction & Property Magazine contacted the relevant government institutions for comments regarding the future plan, one of which is the Dangkor District Chief Kim Nheb.

However, Ms Nheb could not comment on any the flood management project in Dangkor district as it involves many institutions including the Ministry of Water Resources and Meteorology and the Ministry of Rural Development.

Met Meas Pheakdey, spokesman for Phnom Penh Capital Hall, also told *Construction & Property Magazine* that Phnom Penh Capital Hall and relevant ministries have been considering solutions to avoid future floods.

"We have experienced our problems, so we are now thinking of something new, but for detail, we need time to discuss more," said Mr Pheakdey.

BY MR UDDOM

Q4 Real Estate Market Update: Where are we in the Market Circle?

The real estate market in Q4 2020 remained under pressure from the COVID-19 pandemic, of which retail is the most affected, followed by the office and condominium sectors. Meanwhile, the land and borey sectors tended to stay robust thanks to the strong financial position and high confidence of the local developers, as well as the continuous government’s effort in infrastructure development nationwide.

According to recent CBRE Cambodia research report entitled ‘Market View Update Q4 2020: Where are we in the market circle?’ landed property or boreys are in the oversupply stage of the market cycle. Meanwhile, serviced apartments, condos, and offices (both centrally-owned and strata-title) are in the contraction stage, meaning there is more vacancies plus more completions. Meanwhile the retail sector is in the recovery stage, where vacancies started to decrease with no new completions.

Despite the negative effect on the economy, the COVID-19 pandemic did also bring light to two real estate sectors— industrial estate and retail high street. The industrial sector

is projected to boom in the post-COVID-19 period, as investors have learned their lessons and will diversify their factory locations even more; and Cambodia is one of the ideal choices.

Similarly, COVID-19 also help standalone retail or known as high street retail to expand. Due to social-distancing regulation and customer fears, the retail sector such as big shopping malls tend to get fewer footfalls. Rather, the opposite happened to the high street, which has attracted more and more customers. This will lead the market sector to a future positive trend.

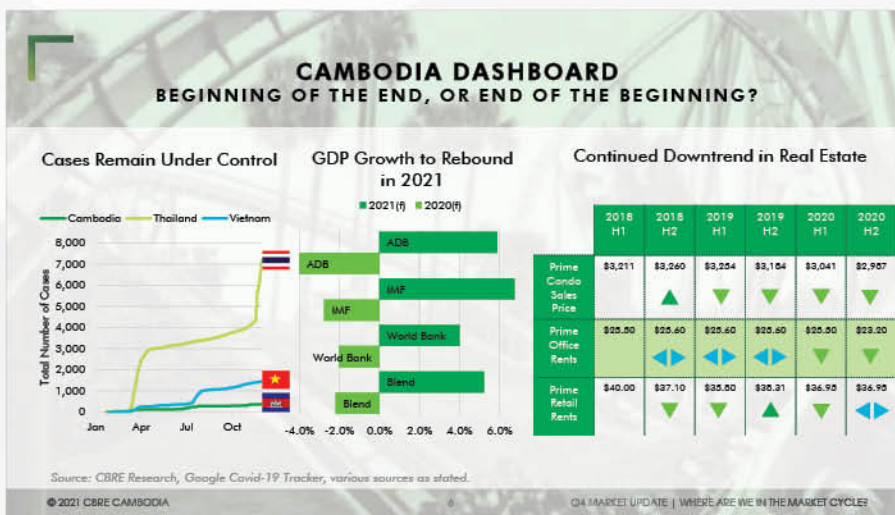
The same research report also summarised the detail of each market sector as follows:

1) Condo

There were two new completions and three new launches in Q4 of 2020, adding 937 and 498 units to the market, respectively. This brought the total supply of Q4 to 25,291 units, a 3.75% q-o-q growth. The three launches are one affordable (Green Leaf Residence in Sen Sok district) and two mid-range types (Real Hope and City Light Condo in Chamkarmon). Meanwhile, the two completions include one mid-range (Bao Li Mansion in 7 Makara), and one affordable (Royal Park in Toul Kork.)

Due to the COVID-19 pandemic, the sale price of condos q-o-q fell by 1.58%, 5.89%, and 1.19%, for affordable, mid-range, and high-end condo respectively. While quoting rent price also dropped by 0.08% for high-end and 6.7% in mid-range due to less consumption caused by travel restriction.

In summary, over the course of 2020, there were a total of 17 new launches, three expansion, and eight completions. Meanwhile, another 13,016 units are expected to complete in 2021, leading to a 50% supply increase. In the meantime, sales price dropped for all categories, but mid-range saw the highest decrease of 12.38%, followed by high-end



CONDOMINIUM | NEW LAUNCHES Q4 2020

ADDITIONAL 498 UNITS ADDED TO THE SUPPLY PIPELINE



Green Leaf Residence
Affordable | Sen Sok
162 Units



Real Hope Condominium
Mid-Range | Chamkarmon
231 Units



City Light Condominium
Mid-Range | Chamkarmon
105 Units

Source: Various sources

(6.19%) and affordable (3.11%). All in all, the condo market is at the contraction stage.

2) Serviced Apartment

There was one completion (Sun City Bassac in Chamkarmorn district), but no new launches in Q4, adding 112 units to the market. This brought the total supply up to 2,951 units, a 3.95% growth in H2 of 2020. Meanwhile, the rents continue to decline, 7.79% for grade A and 10% for grade B or at an average of US\$2,460 and US\$1,810 per month.

Similar to the condo market, serviced apartments overall for 2020 were on the downward trend with more vacancies plus more completions. This sector has been hit hard by the pandemic with the drastic drop in rents, as it heavily relies on the inflow of expats population. Even though landlords have become more flexible, this sector will recover only when travel resumes normally, which will take more time.

3) Office

There were three completions – C5 Olympia City (grade B), One Park (grade C), and Aqation (Grade C), adding 41,389 sqm more supply in Q4. Due to the pandemic, over 205,000 sqm of supply has delayed completion to 2021. The new supply and COVID-19 pandemic have put pressure on the occupancy rate, which fell by 1.76% q-o-q.

Compared to the same quarter of 2019, the rental price also dropped by 4.66% and 4.47% for Grade B in CBD and NCBD respectively. Meanwhile, grade C saw a 7.89% and 2.31% drop for CBD and NCBD area.


Overall, for 2020, there were 12 completions with an average 18.84% occupancy rate (7.83% decrease compared to 2019). There was no increase in centrally-owned type; as developers have been focusing on the strata-title even though the demand is still uncertain. This makes this market sector stays at the contraction stage.

4) Retail

There were no new completions in Q4 and over 26,213 sqm of supply was delayed to 2021, as the retail sector is still the most hit-hard sector from the pandemic. According to Google Mobility Tracker, the retail market in Q4 on average was 17.93% below the pre-COVID-19 baseline, while occupancy also fell by an estimated of 5.49%. Rental price for the prime retail podium and community mall dropped by 5.88% and 3.3% q-o-q, while the rate remained unchanged for prime shopping and high street.

Overall in 2020, there were five completions of community malls, which increased the supply by 17.56%. While the retail podium rental rate dropped significantly by 17.87%, followed by shopping malls and community malls. Meanwhile, the high street sector received the least impact of a 1.02% rent drop.


SERVICED APARTMENT DASHBOARD



NEW COMPLETIONS

1 NEW COMPLETION


Added 112 units



SUPPLY

3.95% GROWTH IN H2

Total supply 2,951 units



SUPPLY PIPELINE

0 NEW LAUNCHES

BRANDS | WHAT'S NEW

2020 Net Positive for Retail Brands



Source: CBRE Research, Q4 2020

New Brands in Q4 2020

6 Food & Beverages



6 Fashion & Accessories



2021 Investing in Real Estate? What and Where?



In 2020, the real estate market in Cambodia came under pressure from the COVID-19 pandemic. According to the Cambodia Valuers and Estate Agents Association (CVEA), the number of transactions dropped by 15% - 20%. CBRE Cambodia has also reported the retail market is most affected, followed by the office and condo sectors.

What about 2021? Given the introduction of the COVID-19 vaccination worldwide, experts in the field are optimistic that the market will gradually recover. CBRE Cambodia Managing Director Ann Sothida has predicted that the real estate market in 2021 will improve by 60% compared to 2020.

Despite the growth forecast, investors in general remain skeptical, particularly about whether or not to invest in real estate in 2021; and if they do, the frequently-asked question is where and what to invest in for success?

Construction & Property Magazine sat down with three local real estate analysts to discuss their insights and projections on how the market will look like in 2021.

Phnom Penh: Consider the Suburbs First

According to Ms Sothida, if you want to invest in 2021, the suburban areas of Phnom Penh should be the first destination you should consider. Whether north, south, east or west, they all have great opportunities, depending on the investors' goal and the types of property they prefer.

North: Focus on the commercial and hotel sectors

The northern part of Phnom Penh has seen rapid infrastructure development lately. Moreover, the local standards of living there have also increased from moderate to above average. Thus, Ms Sothida advised that investment opportunities exist in the commercial and hotel sectors, as demand will soon increase.

South: Keep an eye on the residential sector

The southern part of the capital is full of major infrastructure development projects such as the new Phnom Penh International Airport project, the 60-metre road, and ring roads, among others. Compared to other regions, real estate prices in this area are quite high. Given that, many commercial projects have already been developed. Therefore, according to Ms Sothida, rather than developing more commercial real estate, investors should consider focusing on the housing sector.

West: Consider investing in retail

The population in western area of Phnom Penh has also been rising given the better infrastructure. Ms Sothida advised that since many residential projects have been already been launched, potential investment opportunities remain in the retail market. However, local people's income remains limited, so investors may have to carefully analyse the type of retail to invest in.

East: Invest in either the residential or commercial sectors

Some would say the eastern part of Phnom Penh is the least booming region, but it will become the one with highest future potential after the planned bridge is built. This region is very suitable for residential estates as it is surrounded by rivers with less industrial development. Besides being a residential area, the eastern side will also soon become a commercial zone, said Ms Sothida. Thus, investment opportunities exist in both residential and commercial estate depending on investors' purposes.

Apart from the suburbs of Phnom Penh, the real estate market in some other provinces is also growing. According to Founder and Director of Key Real Estate Co., Ltd Mr Sorn Seap, those provinces include Sihanoukville, Kampong Speu, Kampot, Kep, Siem Reap and Monduliri.

Sihanoukville: The Next Property Boom Post COVID-19

Mr Seap predicted that Sihanoukville's real estate market will have the strongest momentum post COVID-19 due to many favorable factors, such as infrastructure, special economic zones, the airport, the deep-sea port, beautiful beaches, islands, and especially the oil production.

For investment opportunities, he advised to invest in land around Ream district. Besides being coastal land, the price there is relatively low compared to prices in the city. Investors can either develop land into resorts or sell for a profit in the future, as the land price there has yet to reach the cap.

In addition, Ms Sothida suggested that investors should focus on industrial estate as a first priority, and the housing sector second, to balance the growth of the city. In other words, if the city becomes an industrial zone, the workers there also need decent housing. Thus, developing residential projects has future potential.



Kampong Speu: The Kingdom's Future Industrial Zone

According to Mr Seap, Kampong Speu is the province with the highest potential after Kompong Som, especially along NR41, NR51 and NR44. These are very suitable for industrial plants due to the favorable infrastructures and location.

Besides those three routes, Cambodia Valuers and Estate Agents Association (CVEA) President Chrek Soknim also suggested other high potential areas such as Oral district, Tbong district, and Chbamon city. He added that those areas are more suitable for large investors rather than smaller investors, as the locations are very suitable for developing into warehouses or factories.

Mr Soknim explained that Kampong Speu is a good location as it is located between two large cities, Phnom Penh and Sihanoukville. The land plots there are also large enough for factories and warehouses. Thus, for those looking to invest there should buy big plots of land.

Kampot & Kep: Ideal for Resort Development

Mr Seap projected that these two provinces will have great potential after the COVID-19 pandemic, especially for resort development. However, he did not recommend buying land and expecting to be able to sell for a higher price in the future, as the price will not jump fast.

Siem Reap: Needs More Time to Recover

All three analysts agreed that Siem Reap will need more time, at least three to five years for the real estate market to improve. However, given the economic downturn caused by the pandemic, those with a high budget should consider buying hotels that are being sold below the market price. Investors can renovate them and wait to earn profits after the pandemic ends.

Mr Seap also advised that investors or developers wishing to get involved in the Siem Reap real estate market

should study the strict regulations carefully, as there are building height controls and prohibited development zones.

Experts also advise investors to diversify their investments to reduce risk, by not focusing too much on tourism real estate, but considering residential and commercial estate as well.

Monduliri: Great Potential, Though High-Risk

Mr Seap said that Monduliri is a great potential investment target for future high returns, yet investors must be very cautious as the location comes with both opportunities and risks.

At the moment, the real estate market there is quite risky as there are many uncertainties regarding the land ownership – the protected land issue, for example. Due to this uncertainty, land prices in this province are relatively low, which is an excellent opportunity for those high-risk investors who know the market well, said Mr Seap.

Border Provinces: Guaranteed Win

Last but not least, Ms Sothida suggested that the border provinces, whether along the Thai or Vietnamese borders, also have great potential, especially for tourism and industrial estate. For example, Bavet and Poipet are two destinations investors can consider.

Overall, in 2021, the real estate market in Cambodia will begin to recover slowly. According to the analysts, 2021 is still an opportunity to buy real estate below market value. However, when asked in what and where to invest, the answer depends on cash flow, objectives, and the appetite for risk of individual investors, as each region has different characteristics and opportunities. To answer the last question on whether or not to invest this year, the three experts all agreed that good opportunities never last long, so do it now or never.

BY KEAM KONGLEAPHY



ឆ្នាំ២០២១ គួរវិនិយោគ លើអចលនទ្រព្យប្រភេទអគារ និងនៅកន្លែងណា?



ក្នុងឆ្នាំ ២០២០ នេះ ឃើញថាទីផ្សារអចលនទ្រព្យសម្ភារៈវិបត្តិកូវីដស្ទើរ ៤ពេញមួយឆ្នាំ ដែលធ្វើឱ្យចំនួនការទិញលក់ធ្លាក់ចុះប្រមាណ ១៥% ទៅ ២០%។ វិស័យលក់រាយ ឬផ្សារទំនើប គឺរងផលប៉ះពាល់ខ្លាំងជាងគេ បន្ទាប់មកគឺទីផ្សារការិយាល័យ និងខុនដូ។ ទន្ទឹមនឹងនេះ ដីធ្លី និងប្តី ចាត់ទុកថានៅមានស្ថិរភាព ដោយសារជំហរហិរញ្ញវត្ថុរឹងមាំរបស់អ្នកអភិវឌ្ឍន៍ក្នុងស្រុក ក៏ដូចជាការខិតខំរបស់រដ្ឋាភិបាលក្នុងការអភិវឌ្ឍហេដ្ឋារចនាសម្ព័ន្ធនៅទូទាំងប្រទេស។

ចុះឆ្នាំ ២០២១ វិញ? អ្នកជំនាញក្នុងវិស័យនេះ មានសុទ្ធជំនួយថា ឆ្នាំ ២០២១ ទីផ្សារមួយនេះនឹងងើបឡើងវិញម្តងបន្តិចៗ តួយ៉ាង អ្នកស្រី អាន សុផីតា នាយិកាគ្រប់គ្រងក្រុមហ៊ុន CBRE Cambodia បានព្យាករថាទីផ្សារអចលនទ្រព្យនៅកម្ពុជានឹងប្រសើរឡើងវិញ ៦០% បើប្រៀបធៀបទៅនឹងឆ្នាំ ២០២០។

ទោះមានការព្យាករណ៍ពីកំណើនក្តី ប្រជាជន ឬអ្នកវិនិយោគទុកទៅនៅតែមានមន្ទិលសង្ស័យថា តើគួរវិនិយោគលើអចលនទ្រព្យឬទេក្នុងឆ្នាំ ២០២១ ឬចាំឆ្នាំក្រោយ? បើវិនិយោគ តើគួរវិនិយោគលើអ្វី ហើយនៅកន្លែងណា?

លិច កើត ជើង ក្បុង រែករាជធានីភ្នំពេញ គួរវិនិយោគលើអ្វី?

បើយោងតាម អ្នកនាង អាន សុផីតា បើចង់វិនិយោគ តំបន់ជាយក្រុង ភ្នំពេញគួរតែជាទិញដោយដំបូងៗ ដែលអ្នកគួរសំឡឹងមើល ហើយជាក់ស្តែងមិនមានតំបន់ណាជាតំបន់ណាទេ ព្រោះវាអាស្រ័យលើគោលដៅវិនិយោគ និងប្រភេទអចលនទ្រព្យដែលអ្នកជ្រើសរើស។

ខាងជើង៖ ផ្ដោតលើអគារពាណិជ្ជកម្ម និងសណ្ឋាគារ

ផ្នែកខាងជើងមានដីទំនេរច្រើនសម្រាប់វិនិយោគលើវិស័យលំនៅដ្ឋាន។ ហើយនៅតំបន់នោះហេដ្ឋារចនាសម្ព័ន្ធ ក៏មានលក្ខណៈល្អប្រសើររៀបរយ និងបែកផ្សេងៗ។ លើសពីនេះ ជីវភាពប្រជាជននៅទីនោះគឺកើនឡើងពីកម្រិតមធ្យមទៅកម្រិតលើមធ្យម។ ដូច្នេះ ឱកាសវិនិយោគហើយចំណេញ គឺផ្នែកអគារពាណិជ្ជកម្ម និងផ្នែកសណ្ឋាគារ។

ខាងត្បូង៖ ផ្ដោតលើលំនៅដ្ឋាន

ផ្នែកខាងត្បូង គឺជាតំបន់មានសក្តានុពលខ្ពស់ ព្រោះសម្បូរទៅដោយគម្រោងហេដ្ឋារចនាសម្ព័ន្ធជាច្រើនដូចជា គម្រោងព្រលានយន្តហោះថ្មី ផ្លូវ ៦០ម៉ែត្រ និងគម្រោងពាណិជ្ជកម្មជាច្រើនទៀត។ ដូច្នេះ បើចង់ចំណេញ

គួរផ្ដោតទៅលើទីផ្សារលំនៅលំនៅដ្ឋាន ព្រោះតំបន់នេះមានអចលនទ្រព្យប្រភេទអគារពាណិជ្ជកម្មច្រើនហើយ។ លើសពីនេះបើប្រៀបធៀបនឹងទិសដៅផ្សេងទៀត អចលនទ្រព្យនៅតំបន់នេះគឺមានតម្លៃខ្ពស់ជាងគេ។

ផ្នែកខាងលិច៖ ផ្ដោតលើទីផ្សារលក់រាយ

ផ្នែកខាងលិចក៏មានហេដ្ឋារចនាសម្ព័ន្ធជាច្រើនដូចគ្នា ជាពិសេសនៅមុំចោមចៅ ដែលធ្វើឱ្យទីនោះមានកំណើនប្រជាជនច្រើន។ ដូច្នេះ ឱកាសវិនិយោគដែលមានសក្តានុពលគឺទីផ្សារលក់រាយ ឬផ្សារទំនើប។ ប៉ុន្តែ ចំណូលរបស់ប្រជាជននៅទីនោះគឺនៅមានកម្រិត ដូច្នេះអ្នកវិនិយោគត្រូវវិភាគឱ្យច្បាស់ថាត្រូវសាងសង់ទីផ្សារបែបណាឱ្យសមស្របនឹងតម្រូវការ។

ផ្នែកខាងកើត៖ ផ្ដោតលើលំនៅដ្ឋាន និងពាណិជ្ជកម្ម

ផ្នែកខាងកើត ជាតំបន់ល្អសម្រាប់ការរស់នៅ ដោយសារមានទន្លេ និងជាតំបន់ដែលមិនទាន់មានខុស្សាហកម្ម។ ប៉ុន្តែ តំបន់នេះក៏នឹងអាចផ្លាស់ប្តូរពីបណ្តុំលំនៅដ្ឋាន ទៅជាបណ្តុំពាណិជ្ជកម្មផងដែរ។ ដូច្នេះ បើមានថវិកាអាចវិនិយោគលើដី ឬអភិវឌ្ឍជាអគារពាណិជ្ជកម្ម ព្រោះតម្លៃគឺទាបបើប្រៀបធៀបនឹងទិសផ្សេងទៀត។

ក្រៅពីជាយក្រុងភ្នំពេញនៅតាមបណ្តាខេត្តនានាក៏កំពុងមានសក្តានុពលផងដែរ។ បើយោងតាមលោក សន សៀប ជាស្ថាបនិក និងនាយកនៃក្រុមហ៊ុន Key Real Estate និងជាអ្នកជំនាញអចលនទ្រព្យដ៏ល្បីល្បាញមួយរូបនៅក្នុងប្រទេសកម្ពុជាខេត្តទាំងនោះរួមមាន ព្រះសីហនុ កំពង់ស្ពឺ កំពត កែប សៀមរាប និងមណ្ឌលគីរី ហើយខេត្តទាំងនេះមានលក្ខណៈពិសេសខុសៗគ្នា ហើយគួរវិនិយោគលើអចលនទ្រព្យប្រភេទផ្សេងៗគ្នាដែរ។

ខេត្តព្រះសីហនុ

លោក សន សៀប បានព្យាករថា ខេត្តនេះនឹងមានសន្ទុះខ្លាំងជាងគេក្រោយចប់វិបត្តិកូវីដ ដោយសារកត្តាអំណោយផលជាច្រើនដូចជា ហេដ្ឋារចនាសម្ព័ន្ធខ្លាត់ខ្វែងដែលគ្រោងនឹងបញ្ចប់រាល់ៗ តំបន់សេដ្ឋកិច្ចពិសេសព្រលានយន្តហោះ កំពង់ផែទឹកជ្រៅ ឆ្នេរស្អាតៗ កោះ និងជាពិសេសពីរបៀងកាត ដែលទើបបញ្ចេញដំណាក់ប្រេងទីមួយកាលពីថ្មីៗនេះជាដើម។

ដោយឡែកសម្រាប់ឱកាសវិនិយោគវិញ លោកណែនាំឱ្យវិនិយោគទិញដីនៅតំបន់ភ្នំពេញ ព្រោះជាតំបន់ជាប់សមុទ្រ មានដីនៅទំនេរច្រើន ហើយតម្លៃទាប បើប្រៀបធៀបនឹងតម្លៃនៅក្នុងក្រុង។ ការទិញនេះទៀតសោត

អាចទិញដើម្បីធ្វើជាវិស័ត ឬទិញទុកសម្រាប់ឡើងថ្លៃ ព្រោះដីប្រភេទនេះ ងាយស្រួលឡើងថ្លៃជាងនៅក្នុងក្រុង។

លើសពីនេះ អ្នកនាង អាន សុផិកា ក៏បានណែនាំថាឱកាសវិនិយោគគួរ ផ្ដោតទៅលើវិស័យឧស្សាហកម្ម ជាអាទិភាពបន្ទាប់មកត្រូវផ្ដោតទៅលើផ្នែក លំនៅដ្ឋាន ដើម្បីទប់ជាមួយនឹងការរីកចម្រើននៃក្រុង។ និយាយឱ្យខ្លីបើទីក្រុង ក្លាយជាតំបន់ឧស្សាហកម្ម អ្នកធ្វើការនៅទីនោះក៏ត្រូវការកន្លែងស្នាក់នៅដែរ ដូច្នេះវិស័យលំនៅដ្ឋានក៏នឹងមានសន្ទុះខ្លាំង។

កំពង់ស្ពឺ

បើយោងតាមលោក សន សៀប ខេត្តកំពង់ស្ពឺគឺខេត្តសក្ដានុពលបន្ទាប់ ពីសេសនៅតាមបណ្ដោយផ្លូវ ៤១ ផ្លូវ ៥១ និង ផ្លូវ ៤៤ ហើយសក្ដានុពល វិនិយោគគឺ រោងចក្រឧស្សាហកម្ម ព្រោះហេដ្ឋារចនាសម្ព័ន្ធ និងទីតាំង អំណោយផល។

ដោយឡែក លោក ប្រឹក សុខនីម ក៏បានណែនាំថា ស្រុកឱវ៉ាល់ ស្រុកក្បុង និងក្រុងច្បាមន ក៏កំពុងមានសក្ដានុពលដែរ។ ការវិនិយោគនៅទីនោះ សំគ្គិសមនឹងក្រុមហ៊ុនដែលចង់អភិវឌ្ឍទៅជាប្លាង ឬផែស្តុត ដោយសារ តំបន់នោះមានភ្លើង ទឹក ហេដ្ឋារចនាសម្ព័ន្ធគ្រប់គ្រាន់។

លោកបន្តថា ខេត្តកំពង់ស្ពឺជាទីតាំងល្អ ព្រោះវាស្ថិតនៅចន្លោះភ្នំពេញ និង ព្រះសីហនុ។ លើសពីនេះ ដីនៅទីនោះគឺធំៗ សំគ្គិសមនឹងការធ្វើរោងចក្រ និងកន្លែងស្នាក់។ ដូច្នេះ បើវិនិយោគនៅទីនោះ គួរវិនិយោគលើដីធំៗ ទើបមាន ឱកាសចំណេញច្រើន។

កំពត និងកែប

ខេត្តទាំងពីរនេះ នឹងមានសក្ដានុពលខ្លាំងក្រោយកូវីដ ពិសេសសម្រាប់ ការវិនិយោគលើវិស័ត នៅតាមទីតាំងដូចជានៅជាយក្នុង ឬមាត់សមុទ្រ ព្រោះដីនៅទីនោះនៅសល់ច្រើន។ ប៉ុន្តែ លោកណែនាំថា សម្រាប់អ្នកទិញ ទុកចំណេញ គឺមិនសូវជាមានសក្ដានុពលទេ។

សៀមរាប

បើយោងតាមលោក សន សៀប ខេត្តសៀមរាប គឺត្រូវការពេលវេលាយូរ ទៀតពេលគឺប្រមាណ ៥ឆ្នាំទៀត ទើបទីផ្សារមានចរន្ត។ ក្នុងកាលៈទេសៈ បែបនេះ សម្រាប់អ្នកមានថវិកាខ្ពស់លោកណែនាំឱ្យទិញសណ្ឋាគារដែល លក់ក្រោមតម្លៃទីផ្សារ ជួសជុលឡើងវិញហើយចាំប្រមូល ផលចំណេញក្រោយកូវីដ។ ដោយឡែក សម្រាប់អ្នក ចង់វិនិយោគដី ឬអ្នកអភិវឌ្ឍ ត្រូវសិក្សាឱ្យបាន

ច្បាស់ពីច្បាប់ ដូចជាការកំណត់កម្ពស់ការសាងសង់ និងតំបន់ហាមឃាត់ មិនឱ្យអភិវឌ្ឍជាដើម។

បើយោងតាមអ្នកនាង អាន សុផិកា ទោះដល់ពេលវេលាវិនិយោគ កូវីដក្តី ខេត្តសៀមរាប នៅតែមានឱកាស ប៉ុន្តែអ្នកវិនិយោគមិនគួរផ្ដោតលើ ការវិនិយោគលើផ្នែកទេសចរណ៍ ឬបដិសណ្ឋារកិច្ចតែមួយមុខទេ គួរតែវិនិ- យោគលើអចលនទ្រព្យឱ្យច្រើនប្រភេទដូចជា ដីធ្លី អគារពាណិជ្ជកម្ម ឬ លំនៅដ្ឋានជាដើម ដើម្បីកាត់បន្ថយហានិភ័យ។

មណ្ឌលគីរី

លោក សន សៀប បានឱ្យដឹងថា ខេត្តមណ្ឌលគីរីជាទិសដៅវិនិយោគ សក្ដានុពលមួយ សម្រាប់អ្នកវិនិយោគិនដែលហ៊ានប្រថុយខ្ពស់ ពីព្រោះដី នៅទីតាំងនោះមានទាំងឱកាស និងបញ្ហា ប៉ុន្តែបើវិនិយោគត្រូវ គឺអាចនឹង ចំណេញខ្លាំងនៅ៥ ឆ្នាំខាងមុខ។

លោកបន្តថា ការវិនិយោគលើអចលនទ្រព្យនៅមានភាពមិនច្បាស់លាស់ ដោយសារមានបញ្ហាទៅលើការវិនិយោគដីបរិស្ថាន ឬដីរបស់រដ្ឋ។ ដោយសារ តែភាពមិនច្បាស់លាស់ និងបញ្ហាដីរដ្ឋនេះហើយ ទើបធ្វើឱ្យតម្លៃដីនៅខេត្ត មួយនេះនៅទាប ហើយអ្នកវិនិយោគលើដីងាយស្រួលទាញផលប្រយោជន៍ ពីវា ប៉ុន្តែត្រូវប្រុងប្រយ័ត្នខ្លាំង។

តំបន់ជាប់ព្រំដែន

ជាចុងក្រោយ អ្នកនាង អាន សុផិកា បានណែនាំថា តំបន់ដែលជាប់នឹង ទល់ដែន មិនថាទល់ដែនថៃ ឬវៀតណាមទេ គឺសុទ្ធតែមានសក្ដានុពលជា ពិសេសសម្រាប់វិស័យទេសចរណ៍ និង វិស័យឧស្សាហកម្ម។ គួយដឹងដូចជា បារិតបោយប៉ែតនិងបាត់ដំបងជាដើមជាឱកាសវិនិយោគទាំងអស់។

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By KEAM KONGLEAPHY





Real Estate Investments Predictions for 2021

BY ERIC WONG CHON LAP

Most investor types, including home buyers or foreign investors, are exhibiting stronger appetite for real estate investments as compared to 2020 - this is the consequence of pent-up demand from 2020 with the abrupt economic downturn from the pandemic, and other issues including travel restrictions and uncertainty about the pandemic's duration etc. that sharply curtailed all the investment activities.

Many property buyers are searching for investments offering a modest return and they are ready to have their investments deployed into real estate. Despite ongoing travel restrictions around the globe, these buyers are comfortable with local investments. With the recent launch of vaccination programs in Southeast Asia including Cambodia, which has recently received the first shipment of vaccines from China, this may further boost the expectations of a gradual economic recovery.

So far, Cambodia had done a great job of controlling the virus after months without widespread transmission. As a result, money is now flowing back into the economy and real estate investments - from direct property acquisitions, rental of shops, to investments into condominium buildings etc.

Stronger interest in real estate investments reflect their greater emphasis on stable cash flows. Investment assets with solid rental incomes typically attract

far more bidders than those lacking this type of security. While interest in the office sector weakened, the market has retained an optimistic view, expecting a slow recovery in office rental and purchasing activities over the next three years. Demand for hospitalities and retail looks set to remain limited in 2021, unless significant discounts are offered to these investors to make any rental or purchase decisions.

On the other hand, the population movement to Phnom Penh will continue, as people and businesses still want to be near the infrastructure, social activities and access to better living conditions. People will move where the jobs are. For years, young people moved from the provinces to live in Phnom Penh. With a lot of employment opportunities in Phnom Penh, people will continue to be on the move.

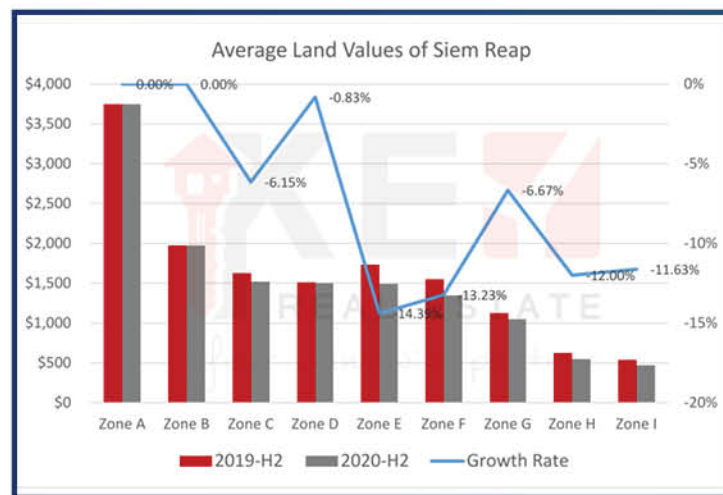
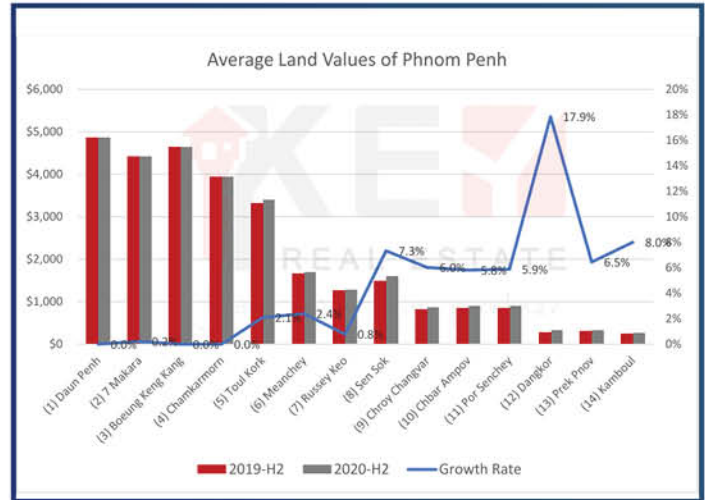
With vaccines rolling out throughout this year, the end of the pandemic is in sight. In terms of buyers' preferences, properties with captive amenities, hygiene, larger layouts with higher safety may find their developments absorb faster and more effectively. Vacancies in all sectors, after an all-time high from early 2020 are already in decline but an increased uptake is to be expected throughout 2021. After all, the real estate sector within Cambodia continues to attract interest from occupiers and investors looking at the long-term horizon.

Land Price Update in Phnom Penh, Siem Reap, and Sihanoukville

According to Key Real Estate data, during the second half of 2020, land prices in Siem Reap and Sihanoukville dropped on average by 11.2% and 7.2% respectively compared to the same period in 2019. Surprisingly, land price across 14 districts in Phnom Penh on average remained robust, seeing a slight increase of 4.4% despite the COVID-19 pandemic.

For Phnom Penh, among all districts, Dangkor district saw the highest increase of 17.9%, followed by Kamboul, Sen Sok, and Prek Pnov district where prices have risen by 8%, 7.3%, and 6.5% respectively.

2020 was the very first year, at least during the past five years, that land prices in central business districts



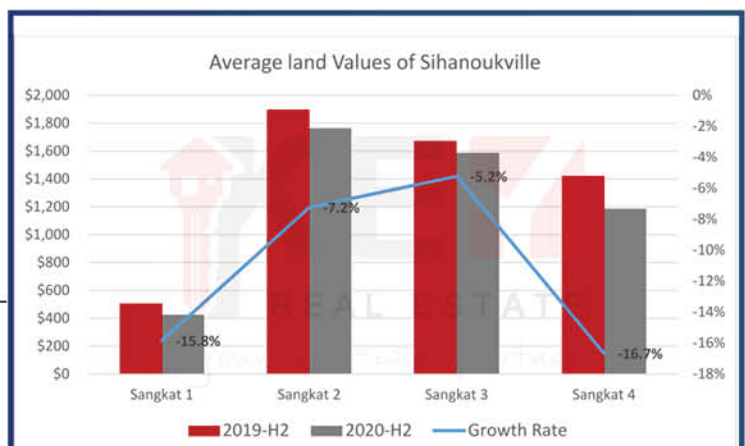
such as Duan Penh, 7 Makara, and Chamkarmon, remained unchanged. Nevertheless, the land prices in these CBD areas remain the highest compared to other districts.

Meanwhile, land prices in Siem Reap saw the largest decline compared to Phnom Penh and Sihanoukville, due to the heavy downturn in the tourism sector. Land prices in Zone E dropped significantly by 14.3% in H2 of 2020, compared to H2 of 2019. Only the land prices in Zone A and Zone B remained unchanged, while the rest contracted between 0.83% to 14.39%.

On the other hand, land prices in Sihanoukville also fell on average by 7.2%, with Sangkat 4 expe-

riencing the largest decrease of 16.7%, followed by Sangkat 1 and Sangkat 2 as shown in the tables. According to experts, the drop in land prices in Sihanoukville have not been solely caused by the pandemic, but also the lasting impact of the closure of online gambling in 2019.

Though with the slight drop in land prices, local experts are optimistic about 2021 due to the vaccine introduction worldwide. CBRE Cambodia Managing Director Ann Sothida, for instance, has predicted that the real estate market in 2021 will improve by 60% compared to 2020.



BY KEAM KONGLEAPHY

Experts Share 7 Key Strategies to Succeed in Real Estate Investment



When talking about investment with high returns in Cambodia, real estate is frequently one of the top choices. However, real estate investment is almost similar to gambling. Some succeed and become millionaires in just a short period, while some fail and end up being in debt.

Construction & Property Magazine sat down with three experts from the Cambodia Valuers and Estate Agents Association (CVEA) to discuss how to effectively invest in real estate in Cambodia. They shared their 7 Key Strategies:

1) Information Determines Whether You Win or Lose

CVEA Vice-President Man Chandy said that the core factor determining a successful investment is information, and true and reliable information. With enough information, one will rarely go wrong.

"Having information here does not mean just knowing. It must be in-depth. For example, you heard there will a mega project in an area and you want to buy a land plot there ahead for future profit. Before doing that, you have to study carefully the details of the project, especially the timeline. Then, you can expect how long your money will be buried in the land there," said Mr Chandy.

"Some projects might take 10 to 20 years. If you don't have a big cash flow, you can't do it even though it might give a huge return. So, study carefully, not just listen to people. For example, on the east side of Phnom Penh, we know the government plans to build a bridge, but we never know when. So, plan accordingly based on your information and cash flow," he explained.

2) Stay Focused

According to Mr Chandy, in order to gain in-depth information about a particular area, we have to keep a close eye on that area only, rather than trying to catch too many fish in one hand.

"For me, I prefer focus. Most people do not have that much money to buy a lot of land. Besides, we do not have time to study the potential of everywhere. So, just focus. For example, you can choose to monitor the property price within a commune in the south of Phnom Penh," said Mr Chandy.

"Let's say Veng Sreng and Prey Sor areas are catching up now. Definitely, you will make profits because you have been monitoring the market cycle long enough before investing. If you stay focused, you will have a lot of networks and connections there. Given the pandemic like this, you might get a property below the price faster than anyone else," he added.

3) Know How to Evaluate Real Estate

CVEA President Chrek Soknim said that the most essential task before buying real estate is to know whether the price is lower or higher than the market price.

"For experienced investors, they would know how to do that. However, for new investors, you can just consult professional analysts. I mean more than one analyst so that you can compare their answers. The service is broadly available and not pricy," said Mr Soknim.

"Evaluation is even more essential if you invest in property with bank loans. If you fail to evaluate and the return from the property is lower than the interest rate, then you will be in trouble," he added.



BY KEAM KONGLEAPHY

4) Learn From Success People

According to Chrek Soknim, first-time investors frequently do not know where and how to start. Thus, being friends with the experienced investors is the best you can do.

"If you don't know how to invest, just be friends with those who know. If you want to make a profit, you have to associate with those successful investors. However, you should not go and ask directly from them. Just meet and talk, then you will gradually learn from them," said Mr Soknim.

This strategy is most important compared to the first three because if we can be with the right person, we will learn those points automatically.

5) Dare to Invest and Grab Opportunity when Possible

Once you practice the first four strategies above, now comes the core action part, whether or not you are fast enough to decide to invest, or in other words do you dare to invest?

"If you have cash, make fast decisions because good opportunities won't last long. If you do not have cash, learn how to use other people's money to make profits; in short, know how to use bank loans to make profits," said Mr Soknim.

"It's not hard to get a bank loan now. Interest rates are also starting to get lower due to the competitive market. For a housing loan, you can get up to 70% of the price. For land, maybe up to 50%," he added.

6) Know Your Own Cash Flow

Daring to invest is a good thing, but it also comes with risks. Thus, knowing your own financial situation is

very vital. CVEA Real Estate Investment Advisor Keam Seaklong said that before investing, you must very carefully study your own cash flow such as income and expenses.

"For example, if you have limited cash flow, you might get into trouble when investing in land that provides a return in the next 5 to 10 years. Thus, you have to check on your cash and find other alternatives. For example, you can invest in a house or a condo, in a great location. Even though it is less profitable than land, it can give you a monthly return from rent if it is in a high-demand location," said Mr Seaklong.

"Thus, you have to analyse carefully. Do not just follow people and get a bank loan to buy land. Then you will have to pay the interest rate for 5 or 10 years if the land is in a bad location," he added.

7) Use Flipping Strategy

If you are a beginner, you should use the flipping strategy, meaning buying and selling in a short period of time without holding any property for too long. This method matches well with those who have a limited budget and it can also prevent the risk of lack of cash flow.

"For beginners, you should buy and sell fast. Do not feel too attached to the land, otherwise, you won't get profit. Though buying and selling in a short period won't give much profit, you earn many small profits frequently. More importantly, you contribute to the market flow as well," said Mr Soknim.

In summary, the 7 Key Strategies are only fundamental factors. There are many other points to consider as each individual has different financial and social status.



EXPERT: FIVE KEY DRIVERS BOOSTING CAMBODIAN REAL ESTATE MARKET IN 2021

The President of the Cambodian Valuers and Estate Agents Association (CVEA) Mr Chrek Soknim has said that there are five key drivers which have been stabilising the Cambodian real estate market in 2020 and will also help boost the market in 2021.

"The first important factor is the strong financial institutions, which keep injecting loans and capital into this market. Despite the COVID-19 crisis, investors still can get capital from banks to continue trading," said Mr Soknim.

"Another factor is the strong local demand. Although foreign investment has declined, local developers and investors continue to buy and sell property, especially in areas such as the outskirts of Phnom Penh, Kampong Speu, Kampot, Kep, among other potential areas," he added.

Mr Soknim added that COVID-19 is a short-term issue, while most real estate buyers invest

for long-term profit. Thus, the pandemic does not discourage them from buying, rather encouraging them due to the low price.

"Meanwhile, the fourth factor is that Cambodia has yet to have a land-use masterplan. Therefore, opportunity is everywhere. You can always make profits if you can invest in the future potential government development areas," said Mr Soknim.

And last but not least, he also pointed out that the effective government's policy to assist in development is also another important factor.

According to Soknim, real estate transactions in 2020 decreased by 15% - 20%, but the average price remains robust. Meanwhile, CBRE Cambodia also predicted that the sector will grow by 60% in 2021.



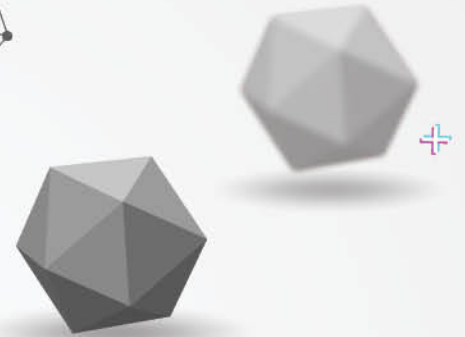
BY ME WATHANA



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Golden Gate Global, an award-winning real estate investment firm headquartered in San Francisco, CA, is offering a brand-new opportunity, facilitating U.S. real estate purchases for international buyers across 75 of the most attractive U.S. markets. "In conjunction with our long-term partner, Lennar International, we are excited to expand our residential real estate investment opportunities to include Cambodia," says Steven Kay, Founder and Co-CEO of Golden Gate Global, "as Cambodian buyers have become increasingly attracted to this highly sought-after asset class."

Home values in the U.S. have steadily increased since the early 1980s, recording more than 300% growth over the past 40 years, even through the temporary economic downturns of the last decade including the recent COVID-19 related slowdown.

In recent years, while booming economies have created significant wealth across much of Asia, investors from this vibrant region are increasingly looking to the United States as a safe-haven for wealth preservation. The average price foreign buyers pay for a U.S. home is \$300,000, which many buyers have found very competitive when compared to real estate prices in other parts of the world, especially across much of Asia.

Steven Kay, notes that the most common reasons international buyers purchase homes in the United States include "investment security, moderate pricing, long-term appreciation, stable economy, strong rental rates, and better educational opportunities." Considerations such as these have created strong demand for U.S. residential real estate in general, specifically among Asian buyers.

Golden Gate Global's residential real estate services firm, Golden Residential Services, together with local Cambodian partner Isaford Co. Ltd are taking the lead in offering Cambodian investors exclusive high-touch, concierge access to new homes by Lennar, the largest home builder in the U.S.



Featured Properties



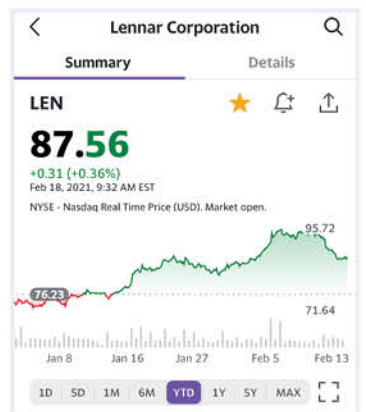
 <p>Shipyards Monarch San Francisco, CA</p> <table border="1"> <tr><td>Base Price</td><td>\$925,000</td></tr> <tr><td>Type</td><td>Condo</td></tr> <tr><td>Layout</td><td>2 br / 2 ba</td></tr> <tr><td>Annual Rent Income*</td><td>\$50,400</td></tr> <tr><td>Estimated ROI*</td><td>5.5%</td></tr> </table>	Base Price	\$925,000	Type	Condo	Layout	2 br / 2 ba	Annual Rent Income*	\$50,400	Estimated ROI*	5.5%	 <p>Avery Pointe Dallas, TX</p> <table border="1"> <tr><td>Base Price</td><td>\$244,500</td></tr> <tr><td>Type</td><td>Single Family</td></tr> <tr><td>Layout</td><td>4 br / 2 ba</td></tr> <tr><td>Annual Rent Income*</td><td>\$22,764</td></tr> <tr><td>Estimated ROI*</td><td>9.3%</td></tr> </table>	Base Price	\$244,500	Type	Single Family	Layout	4 br / 2 ba	Annual Rent Income*	\$22,764	Estimated ROI*	9.3%	 <p>Central Park West Irvine, CA</p> <table border="1"> <tr><td>Base Price</td><td>\$789,900</td></tr> <tr><td>Type</td><td>Townhouse</td></tr> <tr><td>Layout</td><td>3 br / 2.5 ba</td></tr> <tr><td>Annual Rent Income*</td><td>\$46,800</td></tr> <tr><td>Estimated ROI*</td><td>5.9%</td></tr> </table>	Base Price	\$789,900	Type	Townhouse	Layout	3 br / 2.5 ba	Annual Rent Income*	\$46,800	Estimated ROI*	5.9%	 <p>Touchstone Tampa, FL</p> <table border="1"> <tr><td>Base Price</td><td>\$250,000</td></tr> <tr><td>Type</td><td>Single Family</td></tr> <tr><td>Layout</td><td>4 br / 2 ba</td></tr> <tr><td>Annual Rent Income*</td><td>\$22,500</td></tr> <tr><td>Estimated ROI*</td><td>9.0%</td></tr> </table>	Base Price	\$250,000	Type	Single Family	Layout	4 br / 2 ba	Annual Rent Income*	\$22,500	Estimated ROI*	9.0%
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BY ERIC WONG CHON LAP

Serviced Apartments & Hotels Offering Long-Stay Discounts

An increasing number of hotels and serviced apartments are adapting new operational strategies with the economic slowdown as a result of the pandemic, by offering long-stay price discounts or service charges covered etc.

As travel restrictions have been imposed since the start of 2020, discounts were first seen in daily rates for hotel rooms, to cope with the decrease in expatriates and foreign travellers. Unfortunately, this has also extended to the monthly and annual contracts for serviced apartments.

With serviced apartments, the increased competition for monthly and annual contracts have led to price cutting to retain existing guests. Otherwise they may move to stay in hotels – as many hotel operators are offering monthly stay packages. For serviced apartment operators, they have to adopt the same strategies by drawing in new incoming short-term visitors. However, these are limited given the travel restrictions.

Over the years, serviced apartments have long been focusing on the long-stay market and this put them in direct competition with apartments and condominiums. Nowadays, serviced apartment operators are also facing direct competition with the hotels as some hotels that used to solely focus on the daily market have even introduced significant discounted monthly rates - an attempt to increase their room occupancy rates.

In Phnom Penh, serviced apartment long-stay rates were not instantly impacted by the pandemic during the first half of 2020, due to ongoing annual contracts. However, as more contracts start to expire in the second

half of the year, it is increasingly harder to retain existing guests. For hotel operators, they are offering aggressive promotions such as price discounts and additional guest benefits like free laundry two to three times per week, and some even offer complimentary breakfast, F&B discounts and unlimited electricity usage.

Given all the above promotions and the unfavourable market which limits demand for serviced apartments, expatriates are now given more options to consider for relocating to more affordable accommodation alternatives. Regardless of market challenges for the serviced apartment sector, a few serviced apartments in the market have also successfully implemented attractive price discounts combined with complimentary services, therefore bringing in new long-stay guests.

Going forward, serviced apartments are likely to continue providing flexible lease terms to draw in demand until the pandemic is over and the return of expatriates, particularly the Japanese expatriates to Phnom Penh. The existing serviced apartments will not only be competing in terms of price, but also in terms of guest benefits, ranging from services and facilities as comparison with the hotels that offer significant discounted monthly rates. Serviced apartments that are best able to leverage on unique features not provided in hotels, or the apartments and condominiums, will therefore have a competitive edge to overcome the existing challenges.

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BY ERIC WONG DHON LAP

Hotel Industry Outlook in Siem Reap Remains Gloomy

The ongoing COVID-19 pandemic has devastated the hotel industry, and it looks like the slump will continue until the end of 2021. Leisure travel is only expected to return once vaccinations become more widespread. For cities like Siem Reap or Sihanouville, their hotel industries are being hit harder compared to Phnom Penh.

In Phnom Penh, high-end hotels are gearing up for business, and these operators are bullish about their appeal with local demand amid the pandemic. However, in key tourist destinations like Siem Reap, many tour and hotel operators are struggling to stay in business without foreign travellers. These hotel operators are facing financial hardship and there is little to do apart from monitoring the ever-changing pandemic situation. Although domestic tourists have kept the industry somewhat alive over long weekends or public holidays, local spending hasn't compensated for the slump in foreign tourism revenue. It's not only the hotel industry, but tourism-related businesses in Siem Reap are still facing a worrisome situation. As a result, the immediate challenge is to ensure these tourism-related entrepreneurs can survive the current crisis.

Given the compulsory 14-day quarantine period in the hotel and other safety procedures, the short-term outlook for leisure travel by foreign tourists, which comprises the largest source of hotel revenue

in Siem Reap, remains pretty much non-existent and is not promising either. At this stage, there are hotels that remain temporarily closed, and for the hotels still in operations, many of them will soon run out of cash. Most of them can't handle the operating costs to stay open and some are expected to permanently shut down. A few hotel operators in Siem Reap are even selling their hotels at prices significantly less than their property values.

The famous 'Pub Street' is lined with shuttered businesses - the once busy street of bars and nightclubs in Siem Reap lays empty, with chairs stacked on tables or barring access. The few places that are open have barely any customers, except for a few locals and barely anyone is walking around the area.

Cambodia has largely managed to control the COVID-19 spread. However, the small domestic market will not be able to plug the loss of international arrivals, and hotels will continue to feel the impact of depleted business. Although hotel operators saw a hope to keep their businesses alive, the number of tourists is still lower than expected. The country won't fully reopen for foreign tourists until vaccines are widely available. With travel demand continuing to lag below normal levels, it is projected that a slow rebound may occur in the Siem Reap hotel industry within this year, and then a moderate acceleration in 2022.

Classifieds

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EVENT CALENDAR | CAMBODIA 2021

MAR 2021
Int'l Conference on Advances in Business Management and Information Technology
04 - 05
9:00AM - 5:00PM

This is the most definitive event for Laboratory Industry in Cambodia: Gathering the region's hospital, Diagnostic, Laboratory, Analytical, Biotechnology and Scientific Instruments & Technology sectors in one convenient location and providing the perfect platform to discover the latest industry innovations, to network and do business.

Location : High Sky Hotel **Organiser:** International Institute of Engineers and Researchers (IIER)

AUG 2021
Cambodia Architect & Decor 2021
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



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SEP 2021
6th Cambodia Property Awards
TBC
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



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SEP 2021
CamBuild 2021
17 - 19
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 2021
Cambodia Construction Summit & Expo 2021
02 - 04
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

DEC 2021
Cambodia LAB Expo 2021
TBC
9:00AM - 5:00PM

This is the most definitive event for Laboratory Industry in Cambodia: Gathering the region's hospital, Diagnostic, Laboratory, Analytical, Biotechnology and Scientific Instruments & Technology sectors in one convenient location and providing the perfect platform to discover the latest industry innovations, to network and do business.

Location : TBC **Organiser:** Minh Vi Exhibition & Advertisement Services

EVENT CALENDAR IN ASIA 2021

www.construction-property.com/events

<p>10 - 13 Mar 2021</p> <p>VIETNAM INTERNATIONAL FURNITURE & HOME ACCESSORIES FAIR</p> <p>Location: Saigon Exhibition and Convention Center, Ho Chi Minh, Vietnam Organiser: HAWA CORPORATION info@hawacorp.com.vn www.vifaair.com</p>	<p>10 - 12 Mar 2021</p> <p>BUILDTECH ASIA</p> <p>Location: Singapore Expo, Singapore Organiser: Sphere Exhibits Pte Ltd gohsy@sph.com.sg www.buildtechasia.com</p>	<p>11 - 13 Mar 2021</p> <p>CHINA WINDOW DOOR FACADE EXPO</p> <p>Location: Poly World Trade Center, Guangzhou, China Organiser: Guangzhou JianKe Citiexpo Co Ltd gabriella.yang@informa.com www.windowexpo.com</p>	<p>13 - 16 Mar 2021</p> <p>THE CHINA (BEIJING) INTERNATIONAL BUILDING DECORATION AND MATERIALS EXPO</p> <p>Location: China International Exhibition Center, Beijing, China Organiser: China B & D Exhibition Co., Ltd. liangchen@ciec.com.cn www.builddecor.org</p>
<p>16 - 20 Mar 2021</p> <p>INTERNATIONAL FAMOUS FURNITURE FAIR</p> <p>Location: Guangdong Modern International Exhibition Center, Dongguan, China Organiser: Guangdong Modern Convention and Exhibition Management Co., Ltd vera@gde3f.com www.mar.gde3f.com</p>	<p>19 - 22 Mar 2021</p> <p>CHINA INTERNATIONAL DOOR INDUSTRY EXHIBITION</p> <p>Location: New China International Exhibition Center, Beijing, China Organiser: CIEC Exhibition Co. Ltd weiwenting@ciec.com.cn www.customhomefair.com</p>	<p>17 - 21 Mar 2021</p> <p>PHILIPPINE WORLD BUILDING AND CONSTRUCTION EXPOSITION</p> <p>Location: World Trade Center Metro Manila, Pasay, Philippines Organiser: Worldbex Services International kderilo.worldbex@gmail.com www.worldbex.com</p>	<p>23 - 25 Mar 2021</p> <p>SMART INFRASTRUCTURE EXPO</p> <p>Location: Malaysia International Trade and Exhibition Centre, Kuala Lumpur, Malaysia Organiser: AMB Tarsus Exhibitions Sdn Bhd rina@smarternationexpo.org www.smarternationexpo.org</p>
<p>24 - 26 Mar 2021</p> <p>INTERNATIONAL BUILDING & CONSTRUCTION TRADE FAIR</p> <p>Location: National Convention & Exhibition Center, Shanghai, China Organiser: Worldwide Exhibitions Service Co. Limited info@wes-expo.com.cn www.wes-expo.com.cn</p>	<p>24 - 26 Mar 2021</p> <p>DOMOTEX ASIA/CHINAFLOOR</p> <p>Location: Shanghai New International Expo Centre(SNIEC), Shanghai, China Organiser: VNU Exhibitions Asia Ltd. info@domotexasiachinafloor.com www.domotexasiachinafloor.com</p>	<p>25 - 28 Mar 2021</p> <p>SUWON ARCHITECTURE AND INTERIOR EXHIBITION</p> <p>Location: Suwon Convention Centre, Suwon-si, South Korea Organiser: Dong-exhibition dongaf@naver.com www.dong-afairs.co.kr</p>	<p>30 Mar - 01 Apr 2021</p> <p>ARCHITECTURE & BUILDING SERVICES</p> <p>Location: Sands Expo and Convention Centre, Singapore Organiser: Conference and Exhibition Management Services Pte Ltd info@cems.com.sg www.architecturebuildingservices.com</p>
<p>14 - 16 Apr 2021</p> <p>CONCRETETECH CHINA</p> <p>Location: China International Exhibition Center, Beijing, China Organiser: China Council for the Promotion of International Trade Building Materials Industry guozhi1976@sina.com www.concretetech.org</p>	<p>27 Apr - 02 May 2021</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> 	<p>06 - 09 May 2021</p> <p>CHINA INTERNATIONAL GLASS INDUSTRY TECHNOLOGY EXHIBITION</p> <p>Location: Shanghai New International Expo Centre(SNIEC), Shanghai, China Organiser: Chinese Ceramic Society ccscg@chinaglass-expo.com www.chinaglass-expo.com</p>	<p>12 - 13 May 2021</p> <p>CONCRETE EXPO VIETNAM</p> <p>Location: Ho Chi Minh, Vietnam Organiser: Fireworks Vietnam Co. Ltd info@asiafireworks.com www.concretevietnam.com</p>




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<p>PHILCONSTRUCT</p> <p>Location: Waterfront Cebu City Hotel & Casino, Cebu, Philippines Organiser: Global-Link MP Events International Inc. info@globalinkmp.com www.philconstructvx.philconstructevents.com</p>	<p>ASEAN LIGHT</p> <p>Location: Malaysia International Trade and Exhibition Centre, Kuala Lumpur, Malaysia Organiser: Informa Markets - Malaysia melchin.loh@informa.com www.aseanmne.com</p>	<p>NEPCON THAILAND</p> <p>Location: BITEC Bangkok, Thailand Organiser: Reed Tradex nepconth@reedtradex.co.th www.nepconthailand.com</p>	<p>ARCHXPO</p> <p>Location: Marina Bay Sands, Singapore Organiser: Conference and Exhibition Management Services Pte Ltd aes_publicity@cems.com.sg http://archxpo.com.sg/</p>
16 - 18 Jul 2021	25 - 28 Aug 2021	31 Aug - 02 Sep 2021	31 Aug - 02 Sep 2021
<p>PHILIPPINE SWIMMING POOL & EQUIPMENT EXPO</p> <p>Location: World Trade Center Metro Manila, Pasay, Philippines Organiser: HQ Bizlink International Pte Ltd info@hqbizlinkintl.com https://www.psp-expo.net/</p>	<p>SECUTECH</p> <p>Location: Ho Chi Minh, Vietnam Organiser: Messe Frankfurt New Era Business Media Ltd. xtm@vietfair.vn https://secutechvietnam.tw.messefrankfurt.com</p>	<p>SHANGHAI INTELLIGENT BUILDING TECHNOLOGY (SIBT)</p> <p>Location: SNIEC, Shanghai, China Organiser: Messe Frankfurt (Shanghai) Co. Limited Info@china.messefrankfurt.com www.shanghai-intelligent-building-technology.hk.messefrankfurt.com</p>	<p>BUILDEX CHINA</p> <p>Location: National Convention & Exhibition Center, Shanghai, China Organiser: Shanghai CHC EXPO Co. Ltd marcom@buildexchina.com.cn www.sh.buildexchina.com.cn</p>
07 - 09 Sep 2021	08 - 10 Sep 2021	TBC 2021	20 - 22 Oct 2021
<p>LED EXPO 200 + LIGHT ASEAN</p> <p>Location: Impact Exhibition Center, Bangkok, Thailand Organiser: MEX Exhibition Pvt. Ltd Tel: +9-11-46464848 info@ledexpo thailand.com www.ledexpo thailand.com</p> 	<p>SMART CITIES & BUILDINGS (SCB) ASIA</p> <p>Location: Sands Expo and Convention Centre, Singapore Organiser: Reed Exhibitions info@scb-asia.com www.scb-asia.com</p>	<p>YEAR IN INFRASTRUCTURE GOING DIGITAL</p> <p>Location: Vancouver, British Columbia Organiser: Bentley Institute Christine.Byrne@bentley.com www.yli.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> 



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\$1,100/sq.m ID: KEY-112-009706

Land area: 1,604sq.m, Hard Title,
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Khan Mean Chey, Phnom Penh City.



House For Sale

\$170,000 ID: KEY-141-008313

Land area: 8m x 22.5m,
Building area: 5.2 m x 16 m, Hard Title,
Rooms: 2, Sangkat Kouk Khleang,
Khan Sen Sok, Phnom Penh City.



Apartment For Sale

\$1,010,000 ID: KEY-127-008360

Land area: 82 sq.m,
Building area: 246sq.m, Hard Title,
Rooms: 4, Sangkat Chey Chumneah,
Khan Doun Penh, Phnom Penh City.



Approximate property size:
80 X 80 meters

Land For Sale

\$2,500/sq.m ID: KEY-112-009238

Land area: 80m x 80m, Hard Title,
Sangkat Prek Leap , Khan Chroy Chongvar,
Phnom Penh City.



Shophouse For Sale

\$4,000,000 ID: KEY-142-009944

Land area: 12m x 25m,
Building area: 12m x 21m, Hard Title,
Sangkat Phsar Kandal 1, Khan Doun Penh,
hnom Penh City.



Villa For Sale

\$690,000 ID: KEY-16-009863

Land area: 14m x 22.5m,
Building area: 8.5m x 12.5m, Hard Title,
Rooms: 3, Sangkat Boeung Kak 1 ,
Khan Toul Kork, Phnom Penh City.



Flat For Sale

\$120,000 ID: KEY-14-009030

Land area: 5m x 12m,
Building area: 4m x 12m, Hard Title,
Rooms: 3, 2Floors, Sangkat Boeng Tumpun I,
Khan Mean Chey, Phnom Penh City.



Land For Sale

\$721,600 ID: KEY-137-009033

Land area: 11m x 41m, Hard Title,
Sangkat Boeng Tumpun I, Khan Mean Chey,
Phnom Penh City.



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\$210,000 ID: KEY-137-009034

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ID: KEY-26-009867

Land area: 14m x 22.5m,
Building area: 8.5m x 12.5m, Hard Title,
Rooms: 3, Sangkat Boeung Kak 1 ,
Khan Toul Kork, Phnom Penh City.



Land For Rent

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ID: KEY-237-008439

Frontage size: 12m,
Land area: 3,000sq.m,
Hard Title, Sangkat Kilometre 6,
Khan Russey Keo, Phnom Penh City.



Land For Rent

\$4,500/month

ID: KEY-237-009934

Land area: 27 m x 34 m,
Hard Title, Sangkat Boeng Kak1,
Khan Toul Kork, Phnom Penh City.



Building For Rent

\$10,000/month

ID: KEY-216-008910

Building area: 2167.5sq.m, Hard Title,
Rooms: 23, 5Floors, Sangkat Stung Meanchey I,
Khan Meanchey I, Phnom Penh City.



Warehouse For Rent

\$4,500 /month

ID: KEY-215-008914

Land area: 1736.5sq.m,
Warehouse area: 1,430sq.m,
Sangkat Prek Pnov, Khan Prek Pnov,
Phnom Penh City.



Villa For Rent

\$2,500/month

ID: KEY-26-008355

Land area: 12m x 22m,
Hard Title, Rooms: 4, 2 Floors,
Sangkat Veal Vong, Khan 7Makara,
Phnom Penh City.



Villa For Rent

\$3,000/month

ID: KEY-26-008338

Land area: 15m x 30m,
Building area: 8m x 16m, Hard Title,
Rooms: 10, 3Floors, Sangkat Boeung Kak 1 ,
Khan Toul Kork, Phnom Penh City.



Villa For Rent

\$6,500/month

ID: KEY-26-008330

Land area: 20m x 25m,
Building area: 15m x 17m, Rooms: 6,
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Phnom Penh City.



Condo For Rent

\$550 /month

ID: KEY-22-009220

Building area: 60sq.m, 2bedrooms,
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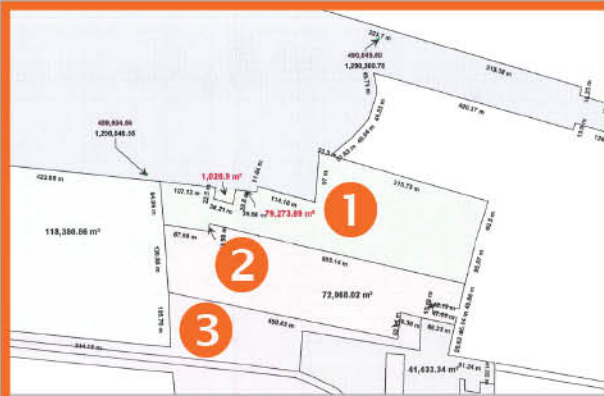
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SIKA (CAMBODIA) LTD

[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

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[a]:#8th, Down Town Road #7, 12405, Phnom Penh
 [t]:.....(855-23) 982 540-1
 [f]:.....(855-23) 885 651
 [e]:.....ckinfo@comin.com.kh
 [w]:.....www.cominasia.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

ATS ATS CAMBODIA

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

AAP GROUP CO., LTD.

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

ASIA CONCRETE COMPANY LTD.

[a]: # 121, St. 1800 (598), 12108 Phnom Penh
 [t]:.....(855-23) 863 666/69
 [f]:.....(855-23) 863 670
 [e]:.....aihorldim@ymail.com

ALEXTORIA BUILD MART (CAMBODIA) CO.,LTD

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

ATAD ATAD STEEL STRUCTURE CORPORATION

[a]:.....#B62, St.199, 12306 Phnom Penh
 [m]:.....(855-88) 333 6899/ +84-906 883
 [t]:.....(855-23) 683 6899
 [e]:.....thuynguyen@atad.vn
 [w]:.....www.atad.com.vn

APE ADVANCED PROFESSIONAL ENGINEERING

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

ADTECH ADTECH SOLUTIONS

[a]:.....#61, St. 103, 12305, Phnom Penh
 [t]:.....(855-23) 990 001
 [e]:.....info@adtech-solutions.com
 [w]:.....www.adtech-solutions.com

BLUE HILL ENGINEERING SERVICE CO., LTD.

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

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[a]:.....#126, St. 41, 12301, Phnom Penh
 [t]:.....(855-23) 216 556
 [f]:.....(855-23) 993 392
 [e]:.....info@bonnarealty.com.kh
 [w]:.....www.bonnarealty.com.kh

BRANCH OF SINOHYDRO CORPORATION LIMITED.

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 [t]:.....(855-23) 666 966 6
 [f]:.....(855-23) 959 696
 [e]:.....kimsovan@hotmail.com
 [w]:.....www.sinohydro.com

BRANCH OF P.T.S GROUP CO., LTD

[a]: #139, Russian Federation Blvd, 12405
 [m]:.....(855-93) 898 999
 [m]:.....(855-88) 460 0999
 [e]:.....saleskobe@kobelcocambodia.com
 [w]:.....www.kobelcocambodia.com

BSI B SCIENTIFIC INSTRUMENT CO., LTD

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

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 [f]:.....(855-23) 639 3996
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BRANCH OF SCHNEIDER ELECTRIC OVERSEAS ASIA PTE.LTD.

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 [t]:.....(855-23) 221 848
 [f]:.....(855-23) 964 311
 [e]:.....customer.care.kh@schneider-electric.com

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No. #445, 12f Street Monivong khan 7Makara, Phnom Penh, Cambodia.
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 [e]:.....camhan@heerim.com
 [w]:.....www.heerim.com

BITUS BITUS CONSTRUCTION & DEVELOPMENT

[a]:.....#66 FL4 Norodom Blvd., 12206, Phnom Penh
 [t]:.....(855-23) 990 380
 [f]:.....(855-23) 990 381
 [e]:.....admin@bitusenc.com
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BCI BUILD CITY INVESTMENT CO.LTD.

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BRANCH OF HANDONG ENGINEERING & CONSTRUCTION JOINT STOCK COMPANY

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

CAMCONA GROUP CO., LTD.

[a]: # 20, St. 554, 12151 Phnom Penh
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 [m]:.....(855-12) 222 030
 [e]:.....camcona@yahoo.com
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CHAO TING INTERNATIONAL REAL ESTATE CO.,LTD

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

CAMBODIA-VEITNAM INSURANCE PLC.

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 [t]:.....(855-23) 212 000
 [f]:.....(855-23) 215 505
 [e]:.....info@cvi.com.kh
 [w]:.....www.cvi.com.kh

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

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

CAMKO PILE & PLUS ENTERPRISES CO., LTD.

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

CAMBODIAN CHEMICAL SUPPLY CO., LTD.

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

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

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 [f]:.....(855-23) 426 076
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 [w]:.....www.cfc-cambodia.com

C&V CHAMROEN & VANLY CO.,LTD

[a]:.....# 11, Sg. Chroy Changva, Phnom Penh
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 [e]:.....chamroen.ouch@gmail.com

CREED ASIA (CAMBODIA) CO., LTD.

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

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

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

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

CCW CHEMICALS WORLD CO.,LTD
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 [t]: (855-15) 569 888
 [e]: info@ccw.com.kh
 [w]: www.fosroc.com

CH STEEL WIRE INDUSTRIES (CAMBODIA) CO.,LTD.
 [a]: Lot No. P2-073, PPSEZ, Sangkat Kantouk, Khan Porsenchey, Phnom Penh, Cambodia.
 [t]: (855-23) 968 111
 [e]: enquiries.cam@chuanhuat.com.my
 [w]: www.chuanhuat.com.my

CKCD TIMBERS WOODS ARCHITECTS AND DECOR CO., LTD.
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 [t]: (855-23) 990 214
 [f]: (855-23) 990 215
 [e]: sky1686@hanwha.com
 [w]: english.hanwhacorp.co.kr

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 [a]: #252-253, Corner Street 400, Beoung Keng Kang I, Chamkamorn, Phnom Penh.
 [t]: (855-23) 23 221 898
 [e]: info@cmmedcc.com
 [w]: www.cmmedcc.com

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

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

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

DAUN PENH CONSTRUCTION CO.,LTD
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 [t]: (855-23) 427 788
 [f]: (855-23) 427 788
 [e]: dpccgroup@online.com.kh
 [w]: www.dpcc.com.kh

DPCHT DPCHT CO.,LTD
 [a]: # 138, St51. 12302, Phnom Penh
 [t]: (885-23) 882 916
 [f]: (885-23) 882 217
 [e]: admin@dpcht.com

ET&S Engineering Import Export
 [a]: #233, St. 42P, 12101, Phnom Penh
 [t]: (855-23) 66 88 788
 [m]: (855-16)928929/017800079
 [e]: info@etscambo.com
 [w]: www.etscambo.com

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

EMERALD PLUS PROPERTY SERVICE MANAGEMENT CO.,LTD
 [a]: #36, St.169, PPIU Bdg. 11F, Phnom Penh
 [t]: (855-23) 6388 888
 [f]: info@emeraldplus.biz
 [w]: www.emeraldplus.biz

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

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

ECO A E & C CO.,LTD.
 # 675 A, St, 60 K, Tangoun Village, 12406, Phnom Penh, Cambodia.
 [t]: (855-23) 890 205
 [e]: info@ecoaec.com
 [w]: www.ecoaec.com

EMPIRE POOLS (CAMBODIA) CO.,LTD.
 [a]: #691, National Road 6A, 12110 Phnom Penh, Cambodia.
 [t]: (885-23) 43 22 77
 [e]: khorn@empirepools.com.kh
 [w]: www.empirepool.com.kh

FIREMAX ENGINEERING COLTD
 [a]: #1B, St. 1958, Phnom Penh
 [t]: (855-23) 900 361 / 901 361
 [e]: bernard@firemaxcambodia.com
 [w]: www.firemaxcambodia.com

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

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

GLOBAL CAMSTAR CO.,LTD
 [a]: #201, Samdech Monireth Blvd, Boeng Salang, tuol Kork, Phnom Penh
 [t]: (885-23) 997 768
 [f]: (885-23) 885 318
 [e]: info@gcs.com.kh
 [w]: www.gcs.com.kh

GOOD TOP MACHINERY (CAMBODIA) CO., LTD
 [a]: N°525, NR. #4, 12405 Phnom Penh
 [m]: (855-11) 558 337
 [f]: (855-88) 362 4 727
 [e]: beauvoirtheng@gmail.com

GRAND HOME
 [a]: #382, Street 271, 12102, Phnom Penh, Cambodia.
 [t]: (855-23) 99 09 99
 [e]: polly@grandhome.asia
 [w]: www.grandhome.asia

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

Than's Bros Home Access
 [a]: #No.46, Mao Setong Blvd, Phnom Penh
 [t]: (855-23) 216 195
 [f]: (855-77) 357 393
 [e]: info@thans-bros.com
 [w]: www.thans-bros.com

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

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

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

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

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

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

HU AN ELECTRIC (CAMBODIA) CO.,LTD
 [a]: #No 212E1, Street Preah Monivong Blvd, 12209, Phnom Penh, Cambodia.
 [t]: (855-23) 900 689
 [e]: sovannarith.chan@haecam.com
 [w]: www.huanelectric.com

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

INTERNATIONAL CONSTRUCTION SOLUTION CRANES (CAMBODIA) CO.,LTD.
 [a]: B-Ray Tower (8th Floor), No.166, Noroddom Blvd, 12301, Phnom Penh
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 [e]: ratnak1same@gmail.com

INOVAR (CAMBODIA) PTE LTD.
 [a]: #149AEO, St.245, 12308, Phnom Penh
 [t]: (855-23) 222 336
 [f]: (855-17) 391 188
 [e]: francis@inovarfloor.com
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JOTUN JOTUN CAMBODIA LIMITED
 [a]: #113, Mao Tse Tong Blvd., Phnom Penh
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JLM Jing Long Ma Global Co.,Ltd
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 [t]: (855-23) 6538 999
 [f]: (855-95) 998 826
 [e]: jilm@jinglongma.com
 [w]: www.jinglongma.com

J C M NIPPON PRIVATE LTD
 [a]: #51, St.271, 12307, Phnom Penh
 [t]: (855-23) 211 854
 [f]: (855-23) 214 067
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JAPANEL JAPAN HOME (CAMBODIA) CO.,LTD
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 [w]: www.cca.org.kh

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 [a]: # 25 Eo, St. 466, 12301, Phnom Penh
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KIE KIE FEPRO CO., LTD.
 [a]: #144, St. 143, 12306 Phnom Penh
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 [f]: (855) 16630890/012240498
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 [t]: (885-23) 88 13 11
 [e]: thenghout@khihout.com

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 [t]: (885-92) 888 982
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 [f]: (855-23) 214 272
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 [w]: www.lbl-group.com

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

LILICO STEEL CO.,LTD
 [a]: #444, Blvd:271, 12306, Phnom Penh
 [t]: (855-23) 67 900 79
 [f]: (855-23) 98 78 00
 [e]: lilicogroup@yahoo.com
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LEGRAND CAMBODIA
 [a]: #20b, St. 282, 12302, phnom Penh
 [t]: (855-16) 647 762
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 [a]: #69C, St. 360, 12304 Phnom Penh
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MINEBEA (CAMBODIA) CO.,LTD.
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 [t]: (855-23) 432 130
 [f]: (855-23) 432 348
 [e]: info@mmsc.multicoasia.com
 [w]: www.fb.com/cambodia.equipment

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

MEANCHHEY INTERNATIONAL INVESTMENT CO.,LTD
 [a]: #90, Nation Road. 2, 12353 Phnom Penh
 [t]: (855-23) 995 595
 [e]: info@borey999.com
 [w]: www.borey999.com

MIXTRA ELECTRIC CO.,LTD
 [a]: #44C, St.350,12304, Phnom Penh
 [t]: (855-81) 333 004
 [e]: wattana.vat@mixtraelectric.asia
 [w]: www.mixtraelectric.asia

MPM Mekong Property Management Co.,Ltd
 [a]: #87, 89, 91, Street 199 12306, Phnom Penh.
 [t]: (855-12) 333 585
 [e]: johnny@mpmcam.com

NOVARE DESIGN INTERNATIONAL Ltd
 [a]: #445 (Phnom Penh Tower), St. 93, 12258
 [t]: (855-23) 679 0 623
 [m]: (855-17) 790 623
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NURI E&C Engineering & Construction
 [a]: #431, St. 93, 12258, Phnom Penh
 [t]: (855-23) 898 999
 [m]: (855-92) 195 754
 [e]: sale@decastle.net
 [w]: www.decastle.net

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 [a]: #202 (4-Fl), 12301 Phnom Penh
 [t]: (855-23) 727 077
 [e]: laurence@ncmaxworld.com

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

PCG CO-OPERATION CO., LTD
 [a]: #315 Str.110, 12202, Phnom Penh
 [m]: (855-17) 453 992
 [f]: 662 717-0032
 [e]: heludom@yahoo.com
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 [m]: (855-16) 851 828
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PROPERTY MANAGEMENT GROUP CO.,LTD
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 [f]: (855-66) 669 397
 [e]: info@pmgkh.com
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 [f]: (855-23) 963 122
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 [w]: www.thecorpgp.com

P. K LIGHT BLOCK CO. LTD.
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PHNOM PENH PLASTIC PRODUCTS
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BRANCH OF P.T.S GROUP CO., LTD
ARIYA KOBELCO SAKAI
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REAL ESTATE.COM.KH
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RTD ENTERPRISE PTE LTD.
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Rapid Freight Logistics (Cambodia)
 [a]: 5th floor of KT Tower, No. 23, Street 112, 12155, Phnom Penh, Cambodia.
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 [f]: (885-23) 884 069
 [e]: tona@rfllogistics.com
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RIECKERMANN (CAMBODIA) CO., LTD
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SUN HOUR GROUP
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SPORTS ENGINEERING AND RECREATION ASIA (CAMBODIA) CO., LTD.
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 [f]: (855-23) 211 617
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SOIL TESTING LABORATORY CO., LTD
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SEA TOP LOGISTICS (CAMBODIA) CO., LTD.
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SENG ENTERPRISES CO., LTD.
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STAR5 DEVELOPER PVT LTD.
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SUNNY PARK'S DOOR & WINDOW CO.,LTD
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T-RO CONSTRUCTION CO., LTD.
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TEM TRADING CO., LTD
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UPG (CAMBODIA) CO., LTD.

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VENTURE (CAMBODIA) PTE LTD

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VANN SOPHY GROUP CO., LTD.

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Y CHHE GROUP CO.,LTD

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ZAMIL STEEL BUILDINGS VIETNAM CO. LTD

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AA Interiors Cambodia Ltd

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ACME EQUIPMENT PTE LTD

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Advance Construction (Cambodia) Co., Ltd.

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ALEXTORIA BUILD MART (CAMBODIA) CO.,LTD

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[f]: (855-23) 210 894

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ALMIX ASIA/ASPHALT EQUIPMENT PTE, LTD.

[a]: 2 Leng Kee Road, #02-01, Singapore.

[t]: (855-65) 6473 5277

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Alpha Property Construction Co., Ltd.

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[e]: alpha.builder@yahoo.com

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ANGKORTEL INVESTMENT CO., LTD.

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ASIA CONCRETE COMPANY LTD.

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Asia Engineering Co., Ltd.

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BITUS CONSTRUCTION & DEVELOPMENT

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BKE - British Khmer Engineering Lte.

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Blue Hill Engineering Service Co., Ltd.

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CamboBuild Construction Chemical Co., Ltd.
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 **CH STEEL WIRE INDUSTRIES (CAMBODIA) CO., LTD.**
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 **CMED CONSTRUCTION CO., LTD**
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 **CHINA SINOMACH SOUTHEAST MACHINERY (CAMBODIA) CO., LTD**
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 [m]:.....(855-11) 561 168

 **ELEC. & MECH. TRADING CO., LTD.**
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 [t]:.....(855-23) 51 44 888
 [e]:.....sales@emtcambodia.com
 [w]:.....www.emtcambodia.com


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 [t]:.....(66) 2 108 1565 to 66
 [e]:.....nakajima@let.co.th
 [w]:.....www.endo-lighting.com

 **EQ ARCHITECTS & CONSTRUCTION CO., LTD**
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 [t]:.....(855-95) 557 771
 [e]:.....kimdorn@eqgroup.com

Expert Plan Decor
 [a]:#190, St.336 & 255, Phnom Penh
 [t]:.....(855-23) 303 078
 [m]:.....(855-12) 965 120
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 **ECOAE & C CO., LTD.**
 # 675 A, St. 60 K, Tangoun Village, 12406, Phnom Penh, Cambodia.
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G Holdings Company Ltd.
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 **GREEN LAKE CO., LTD**
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 [f]:.....(855-23) 216 113 Ext. 521

Guang Hong Iron Group Co., Ltd.
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 [m]:.....(855-11) 668 100
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 **GRAND HOME**
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 [e]:.....polly@grandhome.asia
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 **GLOBAL CAMSTAR CO., LTD**
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 [t]:.....(885-23) 997 768
 [f]:.....(885-23) 885 318
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Home Design Furniture
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 [e]:.....info.homeproducts@gmail.com


 **PROFESSION ENGINEER PLUS. CO., LTD (PEP)**
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 [f]:.....(855-23) 850 823
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 [w]:.....www.hsh.com.kh

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 **HUA CHUANXIN INTERNATIONAL CONSTRUCTION CO., LTD**
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 **ISI STEEL CO., LTD.**
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 **INTERNATIONAL CONSTRUCTION SOLUTION CRANES (CAMBODIA) CO., LTD.**
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 [e]:.....ratnak1same@gmail.com

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KCE - Keurt Construction Enterprise
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Khmer Builder Enterprise
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Liv Construction Import Export Co., Ltd.
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 [w]: www.liv-construction.com

Live Wire Entertainment & Events
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 [e]: info@mywindow.biz
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 [f]: (855-23) 430 686
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 [w]: www.canadiabank.com.kh

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 [f]: (855-23) 216 496
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 [e]: cmkh@thecorpgrp.com
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Ruiher Asia Construction Holding Group
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SENG ENTERPRISES CO., LTD.
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SMART-ACON TRADING CO.,LTD
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 [t]: (855-23) 950 338
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Sok Enterprise Co., Ltd.
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Sok Sokha Co., Ltd.
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SOMA CONSTRUCTION & DEVELOPMENT CO., LTD.
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SPECO
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Standard Construction & Engineering
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Associated Concrete Products (Cambodia) Pte., Ltd.

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BSI B SCIENTIFIC INSTRUMENT CO., LTD

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

C & Youkung Co., Ltd.

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CAMCONA TRADING (CAMBODIA) CO., LTD.

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Cam Roof

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Cambodia Marble & Granite

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CAMKO PILE & PLUS ENTERPRISES CO., LTD.

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



CAMBODIAN CHEMICAL SUPPLY CO., LTD.

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



CBMS TRADING CO., LTD

[a]: #447, St. 1986, 12101, Phnom Penh
 [t]: (855-23) 211 960
 [e]: info@camconabms.com
 [w]: www.camconabms.com

CCW CCW CONSTRUCTION CHEMICALS WORLD CO.,LTD

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

Cellop International Co., Ltd.

[a]: #44B, St.251, Phnom Penh
 [t]: (855-23) 883 792
 [e]: client.services@cellopinternational.com
 [w]: www.cellopinternational.com



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 [f]: (855-23) 426 076
 [e]: cfc_akzo@online.com.kh
 [w]: www.cfc-cambodia.com



CHAMROEN & VANLY CO., LTD.

[a]: #L1, St.Chroy Changva, 12110 Phnom Penh
 [t]: (855-12) 57 00 05
 [e]: chamroen.ouch@gmail.com

Chheav Hok Supply Steels & Transport

[a]: #106Eo, St.245, 12310 Phnom Penh
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 [f]: (855-23) 720 172
 [e]: sales.ch@hqgtrading.com



CHIP MONG INDUSTRIES CO., LTD.

[a]: #106, St. 245, 12304, Phnom Penh
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 [f]: chip mong industries
 [w]: www.chipmongindustries.com

OCEAN COOLING TOWER SDN BHD

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[e]: thomas@oceancoolingtower.com
[w]: www.oceancoolingtower.com

COOLINK MARKETING & TRADE CO., LTD

[a]: ...#901, St. 128, 12156 Phnom Penh
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[f]: (855-69) 6666 22
[e]: info@scoolfilm.com
[w]: www.scoolfilm.com

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[f]: (855) 88 8897 972
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CPAC (Cambodia) Co., Ltd.

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[m]: (855-16) 945 999
[e]: cmccinfo@cementhai.co.th

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[a]: ...#36-38, Mao Tse Tong Blvd, 12305 Phnom Penh
[p]: (855-23) 210 067
[m]: (855-17) 808 080 / 854 444 444
[e]: info@dfurniture.com.kh
[w]: www.dfurniture.com.kh

DHINIMEX CO., LTD

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[f]: (855-23) 993 942
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DIAMOND GLASS

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dynamic+ DYNAMIC CHEMICALS CO.,LTD.

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[m]: (855-97) 988 9825
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ECM CO., LTD.

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ESCORT IMPORT-EXPORT (CAMBODIA) CO., LTD

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Europe Home Décor & Tiles

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EMPIRE POOLS (CAMBODIA) CO.,LTD.

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KIE KIE FEPRO CO., LTD.

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[e]: project@ggear.com.kh
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German Hardware Supply Co., Ltd.

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[e]: info@german-hardware.com
[w]: www.german-hardware.com

GREEN LAKE CO.,LTD

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[e]: greentake_11@hotmail.com

GOOD TOP MACHINERY (CAMBODIA) CO., LTD

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[m]: (855-88) 362 4 727
[e]: beauvoirtheng@gmail.com

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[f]: (855-23) 988 823
[e]: seihavin@gescambodian.com

HANVICO CAMBODIA CO., LTD

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[e]: hanvico@hanvico.com.vn
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[f]: (855-23) 990 214
[f]: (855-23) 990 215
[e]: sky1686@hanwha.com
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[f]: +65 65 46 61 50
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[e]: haulotteasia@haulotte.com
[w]: www.haulotte.sg

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[m]: (855-12) 772 916
[e]: info@hcc.com.kh
[w]: www.hccgroups.com

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[m]: (855-16) 777 792
[m]: (855-12) 252 592

Than's Bros Home Access

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[t]: (855-23) 216 195
[f]: (855-77) 357 393
[e]: info@thans-bros.com
[w]: www.thans-bros.com

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Heng Sreng Hong Import Export Co., Ltd.

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[f]: (855-23) 226 777
[e]: cambodiaglass@hengsrenghong.com
[w]: www.hengsrenghong.com

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[w]: www.hoanglonggroup.com

Home Rachana

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[w]: www.homerachana.com

Home Decor Center Co., Ltd.

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[f]: (855-23) 994 577-8
[e]: homedecorcenter@everyday.com.kh
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[e]: sales@hhs.asia
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Hout Chhay Construction Materials

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[t]: (855-23) 218 286
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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
[w]: www.ngyheng.com.kh

HSC HSC Co., Ltd

[a]: ...# 63, St. 315, S12152, Phnom Penh
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[f]: (855-23) 212 796
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[w]: www.hsc.com.kh

HU AN ELECTRIC (CAMBODIA) CO.,LTD

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[t]: (855-23) 900 689
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HOME WINDOW

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IKO The Shingles Expert

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Infrotech (Cambodia) Co., Ltd.

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[e]: c.narith@infrotech.com
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INOVAR (CAMBODIA) PTE LTD.

[a]: ...#149AEo, St.245, 12308, Phnom Penh
[t]: (855-23) 222 336
[f]: (855-17) 391 188
[e]: francis@inovarfloor.com
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IPE (Cambodia) Pte., Ltd.
 [a]:.....#0344,Hanoi St.1019,Phnom Penh
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 [e]:.....ipe.cambodia@yahoo.com

ISI STEEL CO., LTD.

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 [t]:.....(855-23) 880 098
 [f]:.....(855-23) 885 318
 [e]:.....sales@isisteel.com.kh
 [w]:.....www.isisteel.com.kh

ITALIAN DECOR ART CO., LTD

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 [f]:.....(855-16) 214 067
 [e]:.....chhorvorn5@gmail.com
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 [t]:.....(855-23) 211 854
 [f]:.....(855-23) 214 067
 [e]:.....kimseng.thai@jcmnippon.com
 [w]:.....www.jcmnippon.com

JLM Jing Long Ma Global Co.,Ltd

[a]:...Han Noi Road, Sg. Phnom Penh
 Thmey, Kh. Sen Sok, Phnom Penh
 [t]:.....(855-23) 6538 999
 [f]:.....(855-95) 998 826
 [e]:.....jilm@jinglongma.com
 [w]:.....www.jinglongma.com

Japanel Japanel Home (Cambodia) Co.,Ltd

[a]:.....# 432, St.93,12301,Phnom Penh.
 [e]:.....t_nakamura@sthd.co.jp
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 [w]:.....www.legrand.com

Khmer Nippon Construction Co., LTD

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 [t]:.....(855-23) 6921 772
 [m]:.....(855-12) 847 006
 [e]:.....ungareth@yahoo.com
 [w]:.....www.khmernippon.biz

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 Kh. Sen Sok, Phnom Penh
 [t]:.....(855-23) 221 177
 [f]:.....(855-23) 219 087
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KHMER GALADÉCORCO.,LTD

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KOHLER KOHLER Vibrant Finishes

[a]:.....#22, TKhhan Cham kar morn 12305
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Octopus Asia Pacific (Cambodia) Ltd.

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 [e]:.....lmd.group@gmail.com

FIREMAX ENGINEERING CO LTD

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 [e]:.....bernard@firemaxcambodia.com
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 Park, Singapore 638072
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 Sihanouk Blvd., Phnom Penh
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 [f]:.....(855-23) 215 514
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 [t]:.....(855-86) 888 773
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MULTICO MS (CAMBODIA) CO., LTD

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 [m]:.....(855-67) 499 248
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[a]:...# 70B, St. 288, 12303, Phnom Penh
 [t]:.....(855-23) 213 118
 [t]:.....(855-23) 213 118
 [e]:.....zhun84@yahoo.com
 [w]:.....www.1marketing.biz

OGES 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
 [t]:.....(855-23) 999 168
 [e]:.....info@pexpipes.com
 [w]:.....www.pexpipes.com

P. K LIGHT BLOCK CO.,LTD

[a]:.....#05, 12201 Phnom Penh
 [t]:.....(855-11) 440 808
 [m]:.....(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 PRECAST 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]: N°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

RIECKERMANN (CAMBODIA) CO., LTD

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

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 FL12, 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]: # 658B, St. 271, 12307, Phnom Penh
 [m]: (855-12) 812 841
 [t]: (855-23) 950 338
 [e]: meng@smart-acon.com
 [w]: www.smart-acon.com

SOKUN WINDOWS

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

SOMA TRADING COMPANY LIMITED

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

SCHWING STETTER (INDIA) PVT LTD

[a]: #F71-72, SIPCOT Industrial Pak, Sriperumpudur Taluk, Tamil Nadu-602117, India
 [t]: (91-44) 7137 8100
 [e]: info@schwingstetterindia.com
 [w]: www.schwingstetterindia.com

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 PARK'S 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 No.4 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]: #31, 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, Phnomrueoch District, Kg. Speu Province.
 [t]: (855-23) 555 1002
 [m]: (855-12) 816 720
 [e]: tl@kamhwa.com
 [w]: www.kamhwa.com

Venture Prosperity Time Co., Ltd

[a]: #166Eo, 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

TK GENERATION 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
 [e]: (855-12) 236 555
 [e]: info@troconstruction.com
 [w]: www.troconstruction.com

TOP TAI SCAFFOLDINGS 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. Toeuk Thla, Kh. Sen Sok, Phnom Penh
 [t]: (855-17) 876 168
 [t]: (855-15) 876 168
 [e]: mvannak168@gmail.com
 [w]: www.duefa.de

VOOLIM COMPANY LIMITED

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

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

SYN2 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

WUERTH (CAMBODIA) LTD.

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

YUN-YANG FIRE SAFETY EQUIPMENT (TY)Y

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

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 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

CAMPULONPAC INSURANCE PLC.

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

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, Moea 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]:.....gio@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, 12105 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]:.....tona@rfllogistics.com
 [w]:.....www.rfllogistics.com

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

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

GLOBAL LINK SERVICE PTE LTD
 Worldwide Transportation and Logistics

[a]: #168KA, St.598, S12105, Phnom Penh
 [t]:.....(855-23) 998 805
 [f]:.....(855-23) 998 807
 [e]:.....por-sour@gls.com.kh
 [w]:.....www.gls.com.kh

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

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
 [f]:.....(855-12) 527 279
 [e]:.....stl368@yahoo.com
 [w]:.....www.stl-cam.com.kh

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

Real Estate Company Listing

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

Angkor21 Property
 [a]: Phnom Penh Center, Bld A, Room 221,
 [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
 [f]:.....(855-12) 833 290
 [e]:.....anna@annacampartners.com
 [w]:.....www.investment-cambodia.asia

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

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

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

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

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

Cambodia Trust Real Estate Co., Ltd.
 [a]:.....#35, National Road2, 12353 Phnom Penh
 [m]:.....(855-12) 840 187
 [f]:.....(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
 [t]:.....(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]:.....hiroakihasegawa1202@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
 [a]: (18-E5) Icon Professional Building, # 216 Preah Norodom Blvd., 12300 Phnom Penh
 [t]:.....(855-23) 213 868
 [f]:.....(855-23) 213 433
 [e]:.....eric.ooi@kh.knightfrank.com
 [w]:.....www.knightfrank.com.kh

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

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

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

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

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

Developer, Service Office and Apartment Listing

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

ASEAN Realtor Inc.
 [m]:.....(885) 10 998 884
 [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

[a]:#6, St. 1986, 12101 Phnom Penh
 [m]:(855-17) 596 789
 [e]:sales@penghouth.com
 [w]:www.boreypenghuoth.com

BOREY SEN SOK

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

Borey Vimean Phnom Penh (Cambodia)

[a]: No. 243, St. 598, 12105 Phnom Penh
 [t]:(855-23) 223 695
 [f]:(855-23) 223 695

CASA MERIDIAN

[a]: Diamond Island, 12301, Phnom Penh
 [t]:(855-23) 6666 998/116
 [m]:(855-77) 520 567
 [e]:jeff@mdhk-property.com

City Star Development (Cambodia)

[a]: N°254, Room F4R001 IOC Bdg, Phnom Penh
 [t]:(855-23) 223 695

CHATEAU THE MELIYA

[a]: ..108, Phuong (St. 264), 12207 Phnom Penh
 [t]:(855-23) 987 212
 [e]:(855-16) 771 144
 [e]:info@chateauthemeliya.com
 [w]:www.chateauthemeliya.com

CHIEF TOWER

[a]:(St. 93), 12302 Phnom Penh
 [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

CREED ASIA (CAMBODIA) CO., LTD.

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

D.B.LY TOWER

[a]: #369, Machine Teuk, 12110 Phnom Penh
 [t]:(855-23) 432 357
 [e]:info@dblyint.com.kh
 [w]:www.dblyint.com.kh/dblytower

DE CASTLE

[a]: # 34-36, St. 288, 12302 Phnom Penh
 [t]:(855-23) 222 214
 [t]:(855-23) 991 091
 [e]:service@decastle.net
 [w]:www.decastle.net

D.I. Riveira

[a]: Diamond Island City, 12301 Phnom Penh
 [t]:(855-88) 9902 222
 [f]:(855-23) 6662 222
 [e]:diriviera023@gmail.com
 [w]:www.di-riviera.com

ECG GROUP

[a]:#445, Preah Monivong Blvd. (93)
 Corner of St. 232, Phnom Penh
 [t]:(855-23) 722 475
 [m]:(855-17) 855 598
 [e]:sokhaphatty@yahoo.com

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
 [m]:(855-97) 7999 969
 [f]:(855-23) 966 079
 [e]:info@galaxyairc.com
 [w]:www.galaxyairc.com

Grand Phnom Penh International City

[a]:#598, Sk. Khmounh, Phnom Penh
 [t]:(855-23) 997 889
 [e]:info@grandphnompenh.com
 [w]:www.grandphnompenh.com

THE GATEWAY 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 Beoung Chhok, 12357, Phnom Penh
 [m]:(855-12) 760 077
 [e]:borey@hitech.com.kh
 [w]:www.boreyhitech.com

HONGKONG LAND (MANSIONS) LTD.

[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.apartment@gmail.com
 [w]:www.islapartmentandhotel.com

Koh Puos (Cambodia) Investment Group

[a]: #063, St. Ekareach, Sk. 4, Sihanoukville
 [t]:(855-34) 934 234
 [e]:office@kohpuos.com
 [w]:www.kohpuos.com

L.Y.P Group Co., Ltd.

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

Ly Hour Investment Co., Ltd.

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

L.C.P.P RESIDENCE CO., LTD.

[a]:#115, St. 292, 12312 Phnom Penh
 [t]:(855-23) 6737 888
 [t]:(855-23) 6737999
 [e]:sales@lcpp-residence.com
 [w]:www.lcpp-residence.com

MEKONG PHNOM PENHDEVELOPMENT CORPORATION LTD.

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

MEANCHHEY INTERNATIONAL INVESTMENT CO.,LTD

[a]:# 90, Nation Road. 2, 12353
 [t]:(855-23) 595 595
 [e]:info@borey999.com
 [w]:www.borey999.com

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.

[a]: N°380, St. 284, 12312 Phnom Penh
 [t]:(855-23) 366 342
 [f]:(855-23) 368 171
 [e]:sopanha.soth@yahoo.com

ONE PARK CAMBODIA

[a]:# 58, St.R8, 12201 Phnom Penh
 [t]:(855-23) 661 6666
 [e]:m.me/oneparkcambodia
 [w]:www.oneparkcambodia.com

ORKIDE VILLA

[a]: ...#71, St. 2004, 12258 Phnom Penh
 [t]:(855-88) 5388 888
 [e]:info@orkidevilla.com
 [w]:www.orkidevilla.com

OVERSEAS CAMBODIA INVESTMENT CORPORATION (OCIC)

[a]: #315, St.110 Corner st.93, 12200, Phnom Penh
 [t]:(855-23) 868 222
 [f]:(855-23) 427 064
 [e]:canadia@canadiabank.com.kh
 [w]:www.canadiabank.com.kh

Oxley Worldbridge

[a]: 108-112, Samdech Sothearos 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

[a]: 12201 Phnom Penh
 [t]:(855-23) 888 808
 [m]:(855-16) 683 363
 [e]:info@hrcambodia.com
 [w]:www.ppc.com.kh

Piphorp Thmey Group Co., Ltd.

[a]:#111, St.7, Piphorp Thmey,
 Phnom Penh, Cambodia.
 [m]:(855-17) 722 822
 [m]:(855-12) 379 758
 [e]:group88@gmail.com

Phnom Penh Special Economic Zone

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

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
 [t]:(855-18) 888 2777
 [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.

[a]: Sk. Sras Chak, Kh. Daun Penh, Phnom Penh
 [t]:(855-23) 888 808
 [f]:(855-23) 888 808
 [e]:information@shukaku-inc.com

SKYLAR MERIDIAN INTERNATIONAL HOLDING(CAMBODIA) CO.,LTD.

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

Sokha Real Estates Cambodia

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

THE SKYLINE CONDOMINIUM

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

STAR5 STAR 5 DEVELOPER PVT LTD.

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

Starts (Cambodia) Corporation

[a]: #313, Preah Sisowath Quay, Hotel
 Cambodiana, Suite 100, Phnom Penh
 [t]:(855-23) 966 800
 [f]:(855-23) 966 700
 [e]:pp@startscambodia.com
 [w]:www.startscambodia.com

VILLAGE URBAN VILLAGE

[a]: 1159 National Road N° 2 Phnom
 Penh Phnom Penh, Cambodia 12301
 [m]:(855-17) 999 531
 [m]:(855-17) 999 541
 [e]:live@villagephnompenh.com
 [w]:www.urbanvillage.com.kh



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KROCK TERRAZZO



ពណ៌ដីតដូ
Orange colour



ពណ៌ដីត
Dark Brown colour



ពណ៌ខៀវ
Blue colour



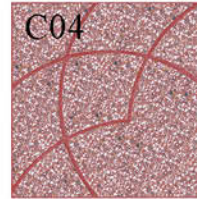
ពណ៌ខៀវចាស់
Dark blue colour



ពណ៌សំបកមង្គុត
Dark Purple colour



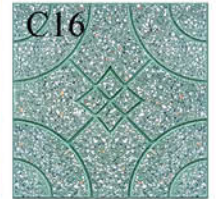
ពណ៌បៃតងចាស់
Dark green colour



C04



C08



C16



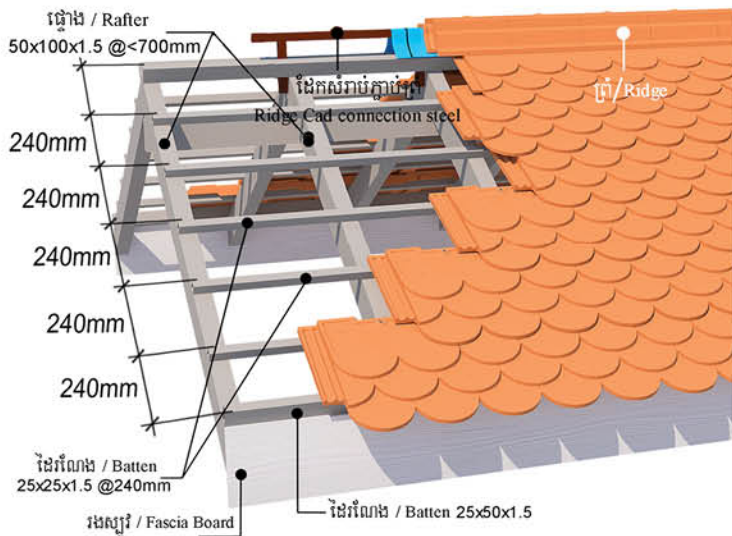
C40



C41



C42



បន្ទះជញ្ជាំងបេតុងចាក់ស្រាប់
PRECAST CONCRETE WALL PANEL



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

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PP-R PIPE SYSTEM

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

