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



As chairman of the Cambodia Constructors Association (CCA), I am honored to deliver a message to all our readers, especially those at construction-related firms and institutions. I have been very heartened to witness the dynamic growth of Cambodia's construction sector, evidenced by the construction of satellite cities, modern skyscrapers, residential blocks, condos, commercial buildings, modern shopping centers, office buildings, and international standard hotels. This has happened in large part due to the confidence both local and international investors have in the political and economic stability in the Kingdom under the wise leadership of **Samdach Akka Moha Sena Padei Techo Hun Sen**, the country's prime minister. The government considers the construction sector to be one of the nation's economic pillars, and has allowed CCA to aid in the sector's development to bring it in line with its development goals and to boost construction standards, especially in the lead-up to ASEAN economic integration in 2015. These efforts will help Cambodia conform with ASEAN's overarching goal of "One Community, One Destiny."

CCA is a non-profit association in full compliance with the laws of the Kingdom of Cambodia. In order to carry out government policy and cement the private sector's role as the nation's economic driver, the association will do all it can to help transform the construction industry into one of reliability, productivity, accountability and healthy competition both in local and international markets. Moreover, CCA will seek ways to offer benefits to its members and help bring each up to international standards of quality and classification.

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

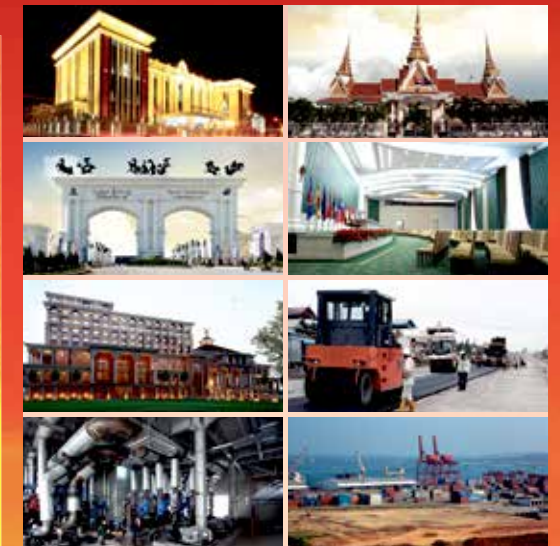
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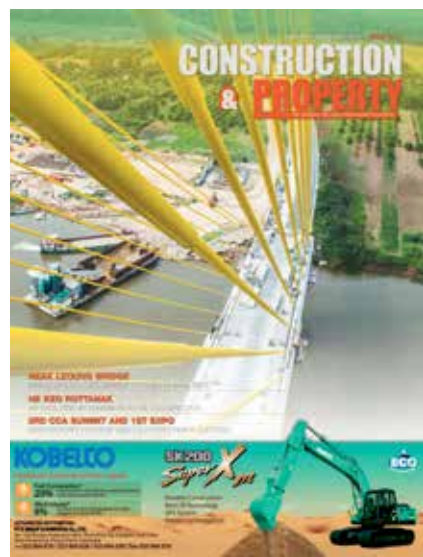


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From the
PUBLISHER



The construction and property sectors play crucial roles in Cambodia's ongoing socioeconomic development, especially as the sectors continue to recover from the depths reached during 2009's global economic crisis.

Over these last few years, the construction and property industries have been ever more active in Cambodia's cities as well as in the country's industrial suburbs and provinces, mainly with residential projects, high-rises and new urban town projects going up to meet a growing demand.

The two sectors' healthy growth can be traced to the Kingdom's sound economy and political stability, growing market confidence and more incoming foreign investment, not only in the property sector, but also in other fields especially as Japanese investors become more active.

Responding to these opportunities, I am extremely delighted to publish "Construction & Property Magazine" with strong support from the Cambodia Constructors Association (CCA). Our goal is to present the Kingdom's construction and property sectors to the world.

The magazine features four main sections consisting of interesting topics, empowering messages, and useful information and data related to the two sectors. The first section looks at overall developments in construction, such as new and on-going projects, and their impacts on the nation's economic growth. The second section highlights general information and activities related to CCA, whose goal is to promote the construction industry. The third part looks at trends in the construction and real estate sectors and predicts where both are headed. Lastly, the magazine offers a directory of various construction and property firms where readers can find service providers or even future business partners.

All in all, I strongly believe that "Construction and Property Magazine" will serve to help Cambodia's construction and property sectors flourish. Our information and insights will attract foreign investors and businesspeople as well as helping those already here remain well informed about the latest developments in this fast-growing, ever-changing, and exciting field.

Sincerely Yours,

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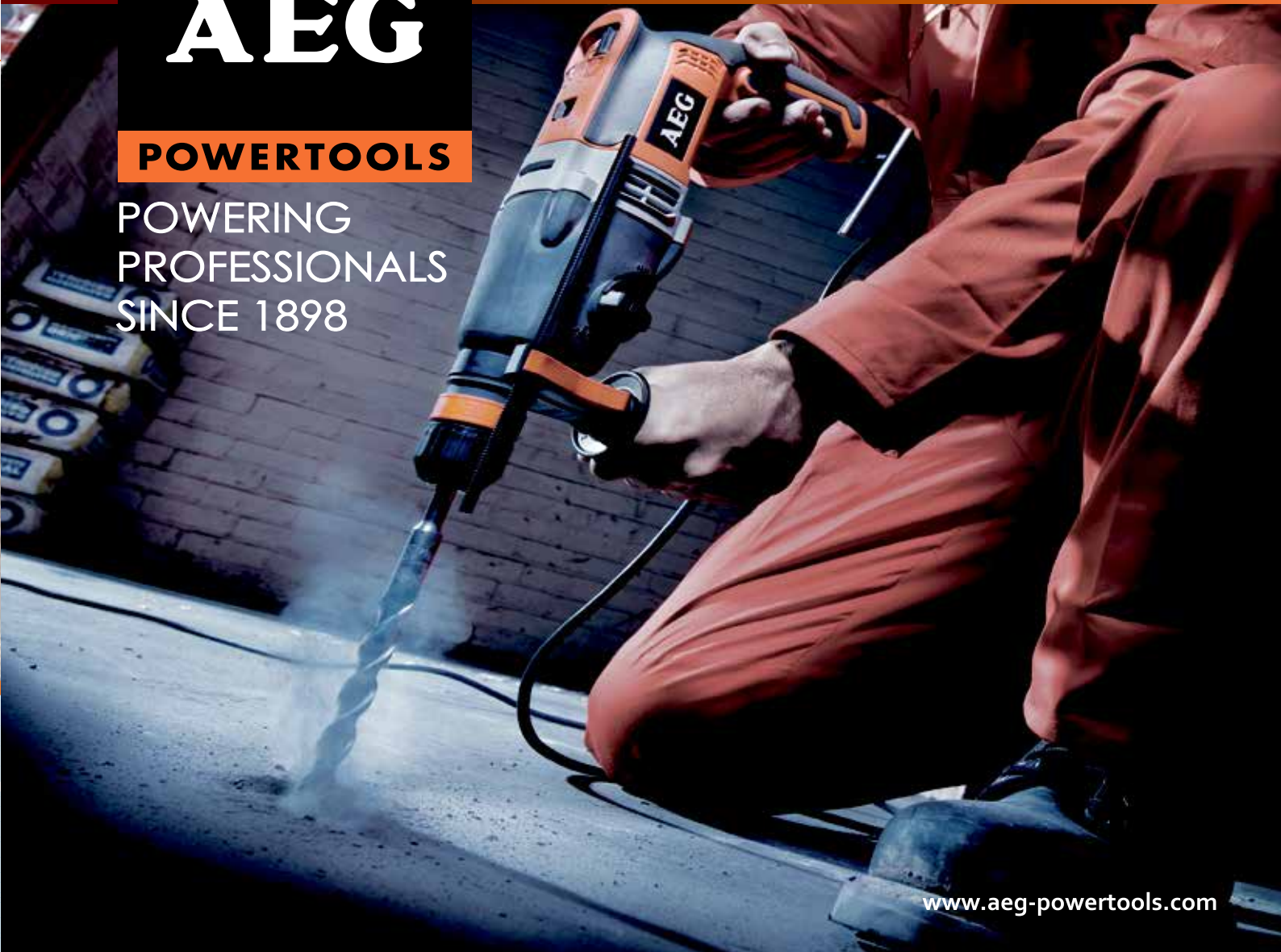


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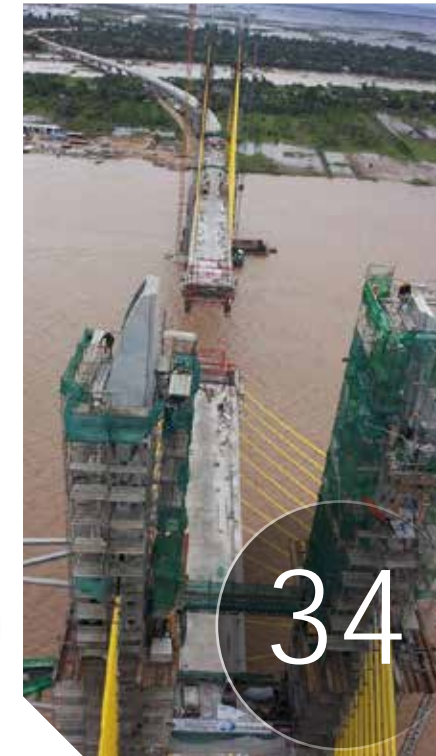


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CONSTRUCTION SAFETY: MINIMIZING THE HAZARDS



Despite the building boom in Cambodia, very few construction workers and some project supervisors pay much attention to the risks they can face on construction sites.

A construction and real estate forum launched in early October 2014 revealed some of the major risks at Cambodia's construction sites. It was also touted as a concerted effort to improve dialogue between industry and the government over planning policy, regulation, and construction safety standards.

Speaking at the "Real Estate and Construction Forum" hosted by the European Chamber of Commerce in Cambodia (EuroCham-Cambodia), Nasir Milki, Quality and Environmental Manager of French-based VINCI that constructed the kingdom's three international airports, raised five main safety issues rele-

vant to Cambodia.

Firstly, he raised the hazards of work in and around excavations, alerting builders to never underestimating the risks involved in working on excavations. Secondly, noise at work can lead to the loss of workers' hearing. "Hearing loss is preventable, but once your hearing has gone, it won't come back," he said.

Thirdly, excessive vibration caused by power tools can lead to hand-arm vibration syndrome. Mr Milki's advice was to, "Reduce your finger vibration now to save your hands forever."

Mentioning fire safety and working at height as the last two hot issues for Cambodia, Milki believes that most fires are preventable if the contractor implements a fire risk assessment at the design stage. He also said if the right safety procedures and support are not in place, workers are

at greater risk of injury, or even death, when working at height.

Having mentioned these hazards, Nasir Milki said VINCI has applied all relevant safety laws and regulations from the UK and Cambodia. "Contractors should consider that safety during design offers the most pay-off. To ensure safety at work, builders should consider controlling hazards, managing emergencies, know the law, and conduct risk assessments, and accident investigation," he suggested.

Despite the fact that no serious accidents involving lifts or escalators have yet been reported in Cambodia, Denis Astgen, Managing Director of Comin Khmere said that, "Although, there are no mandatory regulations for Cambodian lift owners to follow safety standards, installation safety and proper maintenance should remain a main focus for owners." Phnom Penh alone has 386 buildings higher than five floors with higher rise buildings being erected nationwide. "Better and stricter norms and standards would mean more safety for the public but also more efficient traffic flow in buildings and longer life duration for the equipment," he added.

Since 2007, Comin Khmere has been the exclusive distributor and service provider

of KONE Elevators and Escalators, from Finland, which are manufactured, installed, and maintained in compliance with European standards EN-81.

"We wish to advocate some changes so Cambodia moves up towards better practices when it comes to lifts," he said, adding that, "Therefore, we commit to the safety of our customers despite cost constraints. Some of our competitors do not bear such costs as their lifts do not hold any safety devices and do not comply with any sorts of safety standards."

In some countries (e.g. Myanmar, NZ), all elevators are registered by government services which conduct annual risk assessments on the installation resulting in the issuance of an operating certificate for each elevator.

"The lack of regulations in Cambodia on lift maintenance enables lift owners to put passengers at risk just to save small costs," he said expressing his disappointment in not having seen such a practice yet implemented in Cambodia.

Micheal Cassagnes, Architectural Design Director for Archetype, which uses advanced building codes and architectural designs, stressed the need to insure for fire safety at a structure's design

stage to comply with the standard fire safety code.

After the fire incident at Siem Reap's night market in December 2012 that caused 8 deaths and US\$1 million worth of damage was identified as being caused by an electrical fault, he blamed the death toll on no safe evacuation route, uncontrollable fire, and no access to the fire-brigade.

Christophe Bourdon, Vice Chairman of EuroCham's Real Estate and Construction Committee (RECC), urged the government and pertinent professionals to adopt adequate safety procedures on construction sites and inside finished projects in the absence of any overarching authority within Cambodia.

"In terms of investment, it is also a matter of protection – protecting your properties and the reputation of investors as well as the reputation of Cambodia and its construction industries," Bourdon said.

Bourdon called for basic measures such as construction helmets, work boots, and harnesses on construction sites, and compulsory fire detection devices, evacuation plans, and the use of firefighting devices in the country's increasingly numerous high-rise buildings.

While Bourdon raised the lack of training, lack of awareness from workers themselves, a general weakness in the enforcement of the rules, and the contractors' irresponsibility as the factors behind the casualties and deaths, Simon Griffiths, Senior Manager at CBRE Cambodia stressed the need for a standardized code of measurements for surveyors, standardized valuation practices, real estate agency licensing to strengthening condominium laws, land

titling, and building and safety codes.

The Government's Interventions

H.E. Im Chhun Lim, Minister of Land Management Urban Planning and Construction acknowledged at the forum that the government admits the need for an improvement in the construction industry prior to regional integration. Most especially for high-rise buildings to be correctly built in accordance with the laws and regulations, and with the use of highest forms of technology and standards in order to ensure safety, efficiency, and protection of the environment.

"So far we have appropriate policies, laws, and regulations and there are good projects developed with international investment companies. However, we still face some challenges, in particular the use of different standards by different nations. There is also a lack of studies on weather factors, earthquakes, construction materials, etc," he said, noting that the ministry has been in close contact with international partners to improve the industry.

Dr. Huy Nara, Director General of the Ministry's Construction General department added that the Cambodian construction sector does need certain building standards, since presently investors are using varied standards such as British Standards (BS), Euro Code, French Standards, American Concrete Institute (ACI), Uniform Building Code, International Building Code, and other similar standards/codes from Japan, Thailand, Hong Kong, Korea, Singapore, and Australia.

"Those varied standards have partially provided pos-

itive application guidelines which have been used until now. Investors have confidently used those varied standards without any major problem, but some standards have not complied with local conditions because they have not fully considered all aspects such as local weather, building materials, seismic issues etc," he worried.

Agreeing with Dr. Nara, Martin Russell Croucher, Director of Sustainability and Special Projects for the Royal Institute of Chartered Surveyors (RICS), the UK's professional body that has been raising standards for industries since 1968, emphasized the need for Cambodia to have its own standard, asserting that, "The checklists that other nations are using to ensure their buildings are built conforming to safety standards can be a good

example for Cambodia."

Croucher recommends having a reliable building inspection regime approved by the government to ensure investors' confidence over the construction industry here. "Soon Cambodia will have the construction law and building standards, but we need somebody that will check whether the projects have followed the standard or not."

Dr. Pen Sopha, the Ministry's Secretary of State, admits the poor building safety standard enforcement. He, however, argues that the ministry is struggling hard to promote building safety to attract back investors' confidence by strictly controlling the issuance of construction permits especially for buildings that make requests to change the role of the structure ■





សុវត្ថិភាពសំណង់៖ ការកាត់បន្ថយអន្តរាយ

បើ ទោះជាវិស័យសំណង់កំពុងរីកលូតលាស់ខ្លាំងនៅកម្ពុជាក៏ដោយ ក៏នៅមានកម្មករសំណង់រួមទាំងអ្នកត្រួតពិនិត្យការសាងសង់តិចតួចណាស់ដែលបានយកចិត្តទុកដាក់ខ្លាំងលើហានិយ័កៈដែលពួកគេអាចជួបប្រទះនៅការដ្ឋានសាងសង់។

ទីបី រំញ័រខ្លាំងដែលបង្កដោយឧបករណ៍រំញ័រផ្សេងៗអាចបង្កទៅជាជំងឺញ័រដៃ។ ជំនួយរបស់លោក Milki គឺ «កាត់បន្ថយរំញ័រម្រាមដៃរបស់អ្នកពីឥឡូវនេះទៅដើម្បីជួយសង្គ្រោះដៃរបស់អ្នកជារៀងរហូត»។

លើកឡើងពីសុវត្ថិភាពអគ្គិភ័យនិងការធ្វើការនៅទីកន្លែងខ្ពស់ជាហានិយ័កៈយទី៤ និងទី៥ នៅកម្ពុជា លោក Milki ជឿថា មហន្តរាយអគ្គិភ័យភាគច្រើនគឺអាចបង្កាចបាន ប្រសិនបើក្រុមហ៊ុនសាងសង់អនុវត្តន៍ការវាយតម្លៃគ្រោះថ្នាក់ដែលបង្កពីអគ្គិភ័យនៅដំណាក់កាលគួរឱ្យកត់សម្គាល់។ លោកបានថ្លែងថាប្រសិនបើគោលការណ៍ និងការគាំទ្រផ្នែកសុវត្ថិភាពត្រឹមត្រូវ មិនត្រូវបានបំពេញទេនោះកម្មករនានានឹងប្រឈមមុខនឹងការទទួលរងនូវរបួស ឬស្លាប់បាត់បង់ជីវិតនៅពេលដែលគេធ្វើការនៅទីខ្ពស់។

ដោយបានលើកឡើងពីហានិយ័កៈទាំងនេះ លោក Nasir Milki បានបញ្ជាក់ថា ក្រុមហ៊ុន VINCI បានអនុវត្តន៍តាមច្បាប់ និងបទបញ្ញត្តិពាក់ព័ន្ធនឹងសុវត្ថិភាពទាំងឡាយរបស់កម្ពុជា និង ចក្រភពអង់គ្លេស។ «ក្រុមហ៊ុនមើលការគួរពិចារណាថាសុវត្ថិភាពនៅកន្លែងពេលវេលាគ្រប់គ្រងគម្រោងនឹងផ្តល់នូវផលចំណេញច្រើនណាស់។ ដើម្បីធានាពីសុវត្ថិភាពនៃការដ្ឋាន ក្រុមហ៊ុនសាងសង់ទាំងឡាយគួរពិចារណាគ្រប់គ្រងហានិយ័កៈ ការគ្រប់គ្រងភាពមានអាសន្នស្គាល់ពីច្បាប់ និងអនុវត្តន៍ការវាយតម្លៃហានិយ័កៈ និងការស៊ើបអង្កេតគ្រោះថ្នាក់»។

បើទោះជាមិនទាន់មានហានិយ័កៈយធ្ងន់ធ្ងរត្រូវបានរាយការណ៍នៅកម្ពុជា ពាក់ព័ន្ធនឹងជំនុំរំញ័រយោង និងជំនុំរំញ័រយន្តក៏ដោយ លោក DenisAstgen នាយកគ្រប់គ្រងក្រុមហ៊ុន Comin Khmère បានថ្លែងថា «បើទោះជាមិនមានបទបញ្ញត្តិដែលតម្រូវដោយច្បាប់សម្រាប់ម្ចាស់សំណង់ដែលមានជំនុំរំញ័រយន្តនៅកម្ពុជាក៏ដោយ

សុវត្ថិភាពការបំពាក់ និងការថែទាំត្រឹមត្រូវ គួរត្រូវបានយកចិត្តទុកដាក់ជាចម្បងរបស់ម្ចាស់ជំនុំរំញ័រយន្តទាំងឡាយ»។ គ្រាន់តែនៅទីក្រុងភ្នំពេញមួយ មានអគារដែលមានកម្ពស់ចាប់ពី៥ជាន់ឡើងដល់ទៅ ៣៨៦អគារ ខណៈដែលមានអគារខ្ពស់ៗ កាន់តែច្រើនឡើងកំពុងត្រូវបានសាងសង់។ «ការធ្វើឲ្យប្រសើរឡើង និងសង្កត់ធ្ងន់ជាងមុនទៅលើបច្ចេកទេស និងបទដ្ឋាន អាចធានាថាមិនគ្រាន់តែសាធារណជនទេដែលនឹងមានសុវត្ថិភាពជាងមុននោះ ប៉ុន្តែក៏នឹងមានការធ្វើចរាចរណ៍នៅក្នុងអគារទាំងឡាយបានប្រសើរជាងមុន និង គ្រឿងបំពាក់លើជំនុំរំញ័រយន្តក៏នឹងអាចប្រើប្រាស់បានយូរជាងមុនផងដែរ»។

ចាប់តាំងពីឆ្នាំ២០០៧ មក ក្រុមហ៊ុន Comin Khmère គឺជាក្រុមហ៊ុនចែកចាយផ្តាច់មុខ និងជាអ្នកផ្តល់សេវាកម្មជំនុំរំញ័រយន្តម៉ាក KONE ពីប្រទេសហ្វាំងឡង់ដែលត្រូវបានផលិត តម្លើង និងថែទាំដោយស្របទៅតាមស្តង់ដារអឺរ៉ុប EN-81។

«យើងរំពឹងថានឹងតស៊ូមតិដើម្បីឲ្យមានការកែប្រែមួយចំនួនដូច្នោះកម្ពុជានឹងអាចឈានទៅដល់ការអនុវត្តន៍ល្អជាងមុនពាក់ព័ន្ធនឹងបញ្ហាជំនុំរំញ័រយន្ត»។ លោកបានថ្លែងបែបនេះ ដោយបន្ថែមថា «មិនតែប៉ុណ្ណោះ យើងកាន់ចិត្តក្នុងការធានាសុវត្ថិភាពជូនអតិថិជនរបស់យើង បើទោះជាយើងត្រូវចំណាយថ្លៃដើមច្រើនក៏ដោយ។ មានគុណភាពមួយចំនួនរបស់យើង មិនហ៊ានចំណាយថ្លៃដើមច្រើនបែបនេះទេ ដែលនាំឲ្យជំនុំរំញ័រយន្តរបស់គេមិនមានបំពាក់ឧបករណ៍សុវត្ថិភាពអ្វីនោះទេ និងមិនអនុលោមទៅតាមបទដ្ឋានសុវត្ថិភាពណាមួយឡើយ»។

លោកគូសបញ្ជាក់ថានៅប្រទេសមួយចំនួនដូចជា មីយ៉ាន់ម៉ា ញ៉ូស៊ីលែន រាល់ជំនុំរំញ័រយន្តទាំងអស់ត្រូវបានចុះបញ្ជីដោយសេវាភ្នាក់ងារ

ដោយបានអនុវត្តការវាយតម្លៃហានិយ័កៈយជាប្រចាំឆ្នាំលើការដំឡើងជំនុំរំញ័រយន្តមុននឹងចេញវិញ្ញាបនបត្រប្រតិបត្តិការជូនជំនុំរំញ័រយន្តនីមួយៗទាំងនោះ។

«កង្វះបទបញ្ញត្តិនៅកម្ពុជា លើការថែទាំជំនុំរំញ័រយន្ត បណ្តាលឲ្យម្ចាស់ជំនុំរំញ័រយន្តទម្លាក់ហានិភ័យទៅអ្នកប្រើប្រាស់ជំនុំរំញ័រយន្តទាំងឡាយដើម្បីតែការសន្សំសំចៃចំពោះបន្តិចបន្តួចប៉ុណ្ណោះ»។ លោកបានពន្យល់បែបនេះដោយបង្ហាញពីការខកចិត្តដោយមិនមានការអនុវត្តន៍ខាងលើនៅកម្ពុជានៅឡើយ។

សម្រាប់លោក Micheal Cassagnes វិញដែលជានាយកផ្នែកឌីហ្សាញនៃក្រុមហ៊ុន Archetype ដែលបានប្រើប្រាស់ច្បាប់សាងសង់ និង ការឌីហ្សាញប្លង់ស្ថាបត្យកម្មឈានមុខគេបានបញ្ជាក់ពីភាពចាំបាច់ក្នុងការធានាសុវត្ថិភាពអគ្គិភ័យនៅដំណាក់កាលឌីហ្សាញគ្រោងរបស់អគារ ដើម្បីឲ្យសមស្របទៅតាមបទដ្ឋានសុវត្ថិភាពសំណង់។

បន្ទាប់ពីឧបទ្វីបហេតុអគ្គិភ័យដែលកើតឡើងនៅផ្សារភ្នំពេញខេត្តសៀមរាបនាខែធ្នូ ឆ្នាំ២០១២ ដែលបណ្តាលឲ្យមនុស្សស្លាប់៨នាក់ និងខូចខាតសម្ភារដែលមានតម្លៃជាទឹកប្រាក់ជាងមួយលានដុល្លារដែលត្រូវបានរកឃើញថាបណ្តាលមកពីការឆ្គងចរន្តអគ្គិភ័យនិមក លោកបានស្តីបន្ទោសថាការស្តាប់នេះបណ្តាលមកពីមិនមានផ្លូវភាសខ្លួនសុវត្ថិភាពអគ្គិភ័យដែលមិនអាចគ្រប់គ្រងបាន និងមិនមានសេវាពន្លត់អគ្គិភ័យ។

ចំណែកលោក Christophe Bourdon អនុប្រធាននៃគណៈកម្មការសំណង់ និងអចលនទ្រព្យនៃ EuroCham បានជម្រុញឲ្យភ្នាក់ងារ និងអ្នកជំនាញដែលពាក់ព័ន្ធនានា ត្រូវអនុម័តវិធានការសុវត្ថិភាពឲ្យបានគ្រប់គ្រាន់នៅឯការដ្ឋានសាងសង់ និងនៅក្នុងគម្រោងដែលបានបញ្ចប់រួចរាល់នានានៅពេលដែលមិនមានវត្តមានអាជ្ញាធរពន្លត់អគ្គិភ័យនៅឡើយ។

«ក្នុងន័យសម្រាប់ការបោះទុនវិនិយោគ វាក៏ត្រូវភ្ជាប់ជាមួយផងដែរនូវការបង្ការការពារទ្រព្យសម្បត្តិរបស់អ្នក កិច្ចិយសនៃអ្នកវិនិយោគិនក៏ដូចជាគេហដ្ឋានរបស់កម្ពុជា និងឧស្សាហកម្មសំណង់នៅកម្ពុជាផងដែរ»។ លោកបានថ្លែងបែបនេះ។

លោក Bourdon បានសំណូមពរឲ្យមានវិធានការគោល ដូចជាការប្រើប្រាស់ម្នាក់សុវត្ថិភាពស្បែកជើងសុវត្ថិភាព និងខ្សែភ្នាក់ងារសុវត្ថិភាពនៅការដ្ឋានសាងសង់ និងឧបករណ៍ប្រតិកម្មនឹងអគ្គិភ័យដែលចាំបាច់សម្រាប់ប្រកាសខ្លួននិងការប្រើប្រាស់ឧបករណ៍ពន្លត់អគ្គិភ័យនៅក្នុងអគារខ្ពស់ៗដែលកំពុងតែកើនឡើងជា

បន្តបន្ទាប់នៅកម្ពុជា។

ខណៈលោក Bourdon បានលើកឡើងពីកង្វះខាតនៃការបណ្តុះបណ្តាល កង្វះខាតនៃការយល់ដឹងពីសំណាក់កម្មករខ្លួនឯងផ្ទាល់ និងភាពខ្សោយជាទូទៅក្នុងការពង្រឹងវិន័យ និងភាពមិនទទួលខុសត្រូវពីសំណាក់ក្រុមហ៊ុនម៉ៅការសាងសង់ គឺជាកត្តាចម្បងដែលបង្កឲ្យមានគ្រោះថ្នាក់របួស និងស្លាប់។ លោក Simon Griffiths នាយកគ្រប់គ្រងជាន់ខ្ពស់របស់ក្រុមហ៊ុនអចលនទ្រព្យ CBRE Cambodia អះអាងពីភាពចាំបាច់ក្នុងការបង្កើតច្បាប់ប្រកបដោយស្តង់ដារមួយសម្រាប់ការវាស់វែងរបស់អ្នកវាយតម្លៃការអនុវត្តការវាយតម្លៃប្រកបដោយស្តង់ដារ ការផ្តល់អត្ថប្រយោជន៍ទាក់ទងនឹងការអចលនទ្រព្យដើម្បីពង្រឹងច្បាប់ពាក់ព័ន្ធនឹងខុនដូ ការចុះបញ្ជីដីធ្លីនិងការស្ថាបនាច្បាប់ពាក់ព័ន្ធនឹងសុវត្ថិភាព។

កិច្ចអន្តរាគមន៍ពីរដ្ឋាភិបាល

ឯកឧត្តម អ៊ឹម ឈុនលីម រដ្ឋមន្ត្រីក្រសួងរៀបចំដែនដី នគរូបនីយកម្ម និងសំណង់ ទទួលស្គាល់នៅឯវេទិកានេះថា រដ្ឋាភិបាលបានទទួលស្គាល់ពីភាពចាំបាច់ក្នុងការធ្វើឲ្យប្រសើរឡើងនូវឧស្សាហកម្មសំណង់មុនការធ្វើសមាហរណកម្មចំបន់។ ភាគច្រើនជាពិសេស អគារខ្ពស់ៗត្រូវតែស្ថាបនាឲ្យបានត្រឹមត្រូវ ឲ្យសមស្របទៅតាមច្បាប់ និងបទបញ្ញត្តិជាមួយនិងការប្រើប្រាស់នូវបច្ចេកវិទ្យានិងស្តង់ដារខ្ពស់បំផុតដើម្បីធានាពីសុវត្ថិភាពប្រសិទ្ធភាព និងការការពារបរិស្ថាន។

«មកទល់នឹងពេលនេះ យើងមានគោលនយោបាយ ច្បាប់ និងបទបញ្ញត្តិដែលសមស្របហើយមានគម្រោងសាងសង់ល្អៗមួយចំនួនធំត្រូវបានអភិវឌ្ឍន៍ដោយក្រុមហ៊ុនវិនិយោគមកពីបរទេស។ ប៉ុន្តែទោះជាយ៉ាងណាក៏ដោយយើងនៅតែមានការប្រឈមមួយចំនួន ជាពិសេសគឺការប្រើប្រាស់ស្តង់ដារផ្សេងៗ ដោយប្រទេសផ្សេងៗគ្នា។ យើងក៏នៅមានកង្វះខាតការសិក្សាលើកត្តាអាកាសធាតុការពារព្យាយាមដីនិង លក្ខណៈរបស់សម្ភារសំណង់នានាជាដើម»។ ដោយបានបញ្ជាក់ថា ក្រសួងបានសហការយ៉ាងស្និតស្នេហាជាមួយនិងដៃគូអភិវឌ្ឍន៍បរទេសនានាដើម្បីលើកកម្ពស់វិស័យនេះ។

ឯកឧត្តមបណ្ឌិតហ៊ុយ ណារ៉ាអគ្គនាយកនៃអគ្គនាយកដ្ឋានសំណង់នៃក្រសួងរៀបចំដែនដី នគរូបនីយកម្មនិងសំណង់បានបន្ថែមថាវិស័យសំណង់នៅកម្ពុជាគឺជាត្រូវការស្តង់ដារសាងសង់ជាក់លាក់មែន ដោយសារនាពេលបច្ចុប្បន្ននេះ វិនិយោគិនកំពុងប្រើប្រាស់ស្តង់ដារផ្សេងៗដូចជា ស្តង់ដារអង់គ្លេស (BS) ស្តង់ដារអឺរ៉ុបស្តង់ដារវិទ្យាស្ថានបេតុងអាមេរិក (ACI) ច្បាប់

ឯកសណ្ឋានអគារច្បាប់សាងសង់អន្តរជាតិនិងស្តង់ដារច្បាប់ដែលពាក់ព័ន្ធមកពីជប៉ុន ថៃ ហុងកុង កូរ៉េ សិង្ហបុរី និងអូស្ត្រាលីជាដើម។

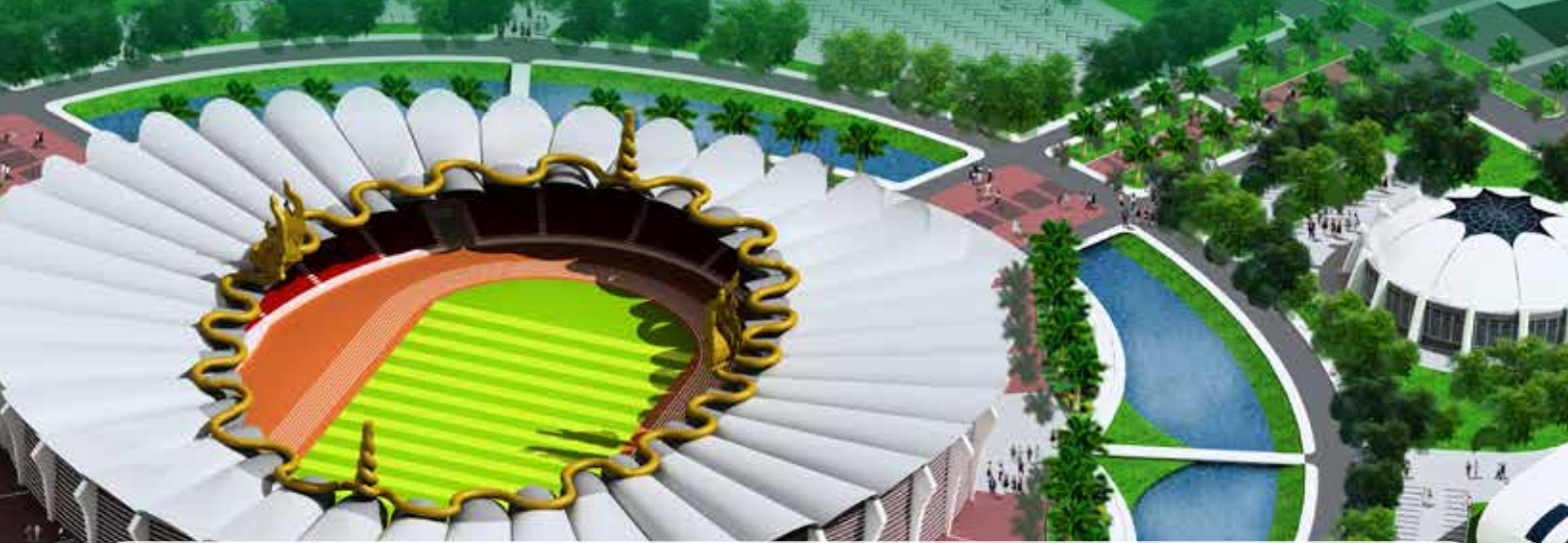
«ស្តង់ដារផ្សេងៗគ្នាទាំងនោះ បានផ្តល់នូវមគ្គុទេសក៍គ្រប់ផ្លូវជាវិជ្ជមានមួយចំនួនដែលត្រូវបានប្រើប្រាស់មកដល់បច្ចុប្បន្ននេះ។ វិនិយោគិនបានប្រើប្រាស់ស្តង់ដារទាំងនោះប្រកបដោយជំនឿចិត្តដោយមិនមានបញ្ហាធ្ងន់ធ្ងរអ្វីនោះទេ ប៉ុន្តែលោកព្រួយបារម្ភថា មានស្តង់ដារមួយចំនួនមិនបានសមស្របជាមួយនិងលក្ខខណ្ឌនៅក្នុងស្រុកនោះទេ ព្រោះស្តង់ដារទាំងនោះមិនបានពិចារណាជាលម្អិតអំពីគ្រប់ទិដ្ឋភាព ដូចជាអាកាសធាតុ សម្ភារសំណង់ និងភាពរំញ័ររបស់ដីនៅកម្ពុជានោះទេ»។

ដោយយល់ស្របជាមួយលោកបណ្ឌិត ហ៊ុយណារ៉ា លោក Martin Russell Croucher ដែលជានាយកគ្រប់គ្រងផ្នែកនិរន្តរភាព និងគម្រោងសាងសង់ពិសេសនៃវិទ្យាស្ថាននៃក្រុមអ្នកវាយតម្លៃជំនាញ (RICS) ដែលជាស្ថាប័នជំនាញរបស់ចក្រភពអង់គ្លេស បានជួយលើកកម្ពស់ស្តង់ដារសម្រាប់ឧស្សាហកម្មនានា តាំងពីឆ្នាំ១៩៦៨មកបានបញ្ជាក់ពីតម្រូវការរបស់កម្ពុជាដែលត្រូវមានស្តង់ដារមួយរបស់ខ្លួនដោយលោកបានថ្លែងថា «តារាងត្រួតពិនិត្យដែលប្រទេសផ្សេងៗកំពុងប្រើប្រាស់ដើម្បីធានាថាអគាររបស់គេ ត្រូវបានស្ថាបនាដោយអនុលោមទៅតាមស្តង់ដារសុវត្ថិភាពនានា អាចជាឧទាហរណ៍ល្អមួយសម្រាប់កម្ពុជា»។

លោក Croucher ផ្តល់អនុសាសន៍ឲ្យមានប្រព័ន្ធអធិការកិច្ចលើអគារដែលអាចទុកចិត្តបានមួយដែលទទួលស្គាល់ដោយរដ្ឋាភិបាលដើម្បីធានាពីទំនុកចិត្តរបស់វិនិយោគិនលើវិស័យសំណង់នៅកម្ពុជា។ «ឆាប់ៗនេះ កម្ពុជានឹងមានច្បាប់គ្រប់គ្រងវិស័យសំណង់និងស្តង់ដារសាងសង់ ប៉ុន្តែយើងត្រូវការស្ថាប័នមួយដែលត្រួតពិនិត្យមើលថា គម្រោងសាងសង់នានាបានអនុវត្តតាមស្តង់ដារទាំងនោះ ឬអត់»។

ឯកឧត្តមបណ្ឌិត ប៉ែន សុផល រដ្ឋលេខាធិការនៃក្រសួងរៀបចំដែនដី នគរូបនីយកម្មនិងសំណង់ ទទួលស្គាល់ពីភាពចាំបាច់ក្នុងការពង្រឹងស្តង់ដារសុវត្ថិភាពអគារដែលនៅមានភាពខ្សោយនៅឡើយ។ ប៉ុន្តែទោះជាយ៉ាងណាក៏ដោយលោកបានថ្លែងថា ក្រសួងក៏បាននឹងកំពុងតស៊ូយ៉ាងខ្លាំងដើម្បីលើកកម្ពស់សុវត្ថិភាពសំណង់ និងដើម្បីទាក់ទាញទំនុកចិត្តរបស់វិនិយោគិនមកវិញដោយបានធ្វើការត្រួតពិនិត្យយ៉ាងហ្មត់ចត់លើការចេញលិខិតអនុញ្ញាតសាងសង់ជាពិសេសសម្រាប់អគារដែលបានស្នើសុំផ្លាស់ប្តូរកូនាទីបន្តករបស់អគារ។

CHINA TO FINANCE KINGDOM'S GIANT SPORT COMPLEX



The Chinese government will finance the completion of the Kingdom's mega sports complex Morodok Techo National Sport Complex, said an official at the National Olympic Committee of Cambodia (NOCC).

Work on the nation's biggest sports complex began in April 2013 on an 85-hectare site inside Garden City located in Russei Keo district, about 15 km north of central Phnom Penh. It is intended to be the center piece of Cambodia's hosting of the SEA Games in 2023 as well as other international sports events.

Construction of the complex has been divided into three main phases with a budget estimation of between US\$100-200 million to complete the entire plan.

Speaking after a Chinese technical delegation toured the site in November 2014, Vath Chamreoun, Secretary General of the National Olympic Committee of Cambodia (NOCC), confirmed that the Chinese government will finance Phase 2 of the construction following 60% completion of the first stage by the end of 2014.

"The Chinese government will provide aid for the second phase of construction worth over US\$100 million, and they will build everything, including the stadium dome, in this second phase," he said. "The Chinese government will provide the

finance as a grant and not a loan because our prime minister requested the Chinese government to provide assistance for this project."

The stadium's first phase, costing US\$39 million, has been solely financed by the Cambodian government and built by the local firm LYP Group that owns the land. Construction of the second phase will start from 2016 and be completed by 2020, and will be handled by Chinese firms.

Although a private firm estimated the budget for the second phase at about \$100 million, Chamreoun is not sure how much funding the Chinese government will provide for the second phase.

"We don't know yet how much funding will be provided for the second phase, because the Chinese experts have just recently come to conduct a feasibility study on the stadium, and they will go back to discuss with their government and inform us later how much funding they will provide, and then we will sign the agreement," he added.

Despite no exact budget being revealed yet, based on his international experience in the sports sector, Chamreoun estimated that an international-standard sports complex would cost no less than US\$300 million.

The Chinese delegation told reporters during their visit that they will build the complex to be the most outstanding sports complex in Southeast Asia.

Because the complex original plan was designed by Cambodian firm, L.C.T Architecture Group Co. Ltd., there is no news on whether the project master plan will be adjusted by the Chinese firms or not.

Based on the original plan, the third phase will take 30 months for construction and will be completed in 2022, a year before the kingdom is scheduled to host the SEA Games in 2023. The government initially hoped to host the Games in 2015 but shelved those plans in June 2012 due to inadequate infrastructure.

But with the Chinese support, Vath Chamreoun is not sure whether the third phase will exist or not.

Renderings of the elaborate project show that a huge swathe of wetland on the Chroy Changva peninsula between the Tonle Sap and Mekong rivers will ultimately become a leafy looking sporting village that will be bordered by a massive property development called Garden City that will include a high-rise tower, golf course, waterfront promenade, convention center, and even a China Town ■

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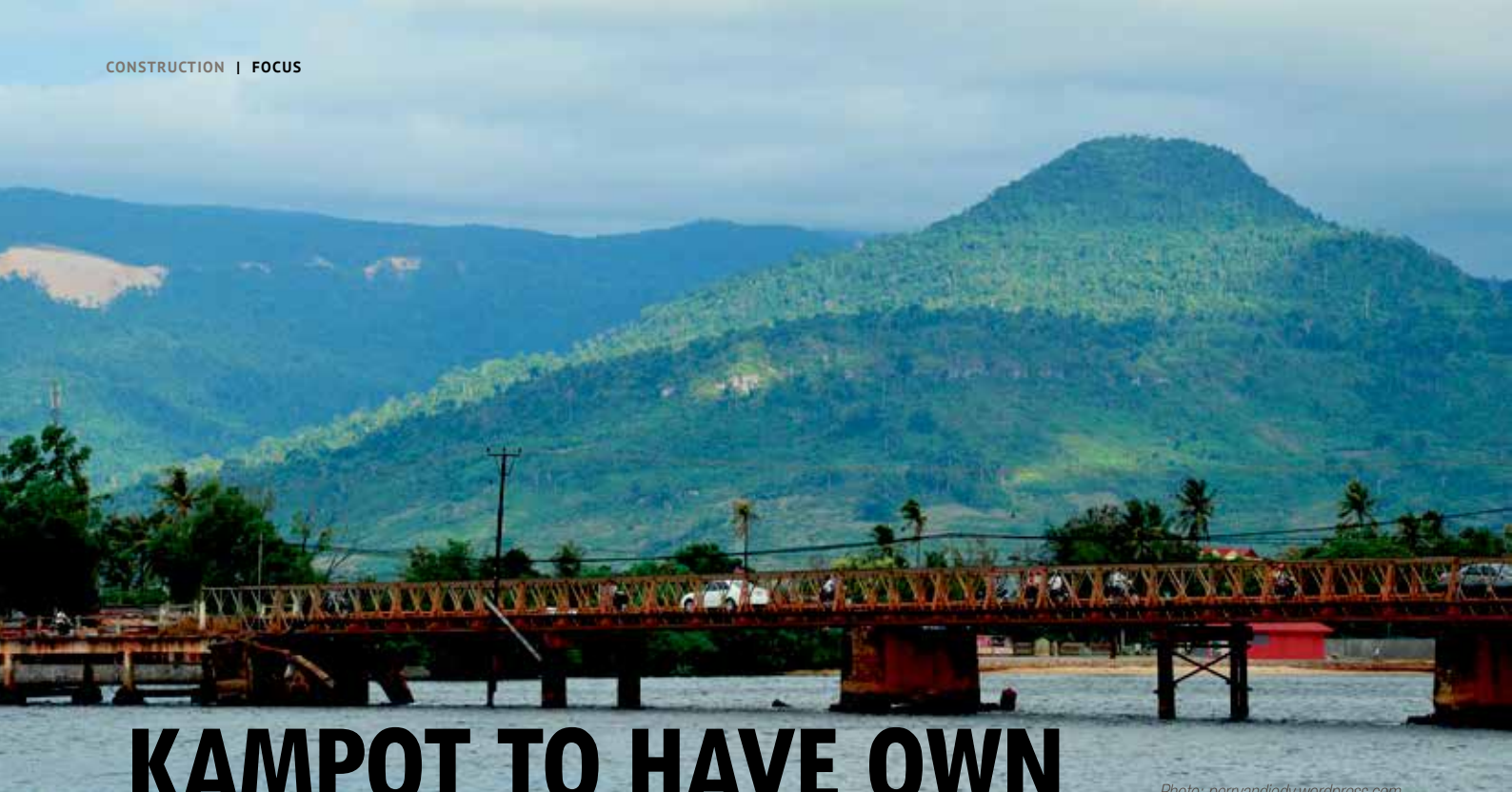


Photo: pearyandjody.wordpress.com

KAMPOT TO HAVE OWN TOURIST TERMINAL

Cambodia's coastal zone will receive more tourist visitors after a tourist ferry terminal project financed by Asian Development Bank (ADB) goes on line by 2020.

In a loan package of US\$18 million, approved by the ADB on 25 November 2014, the project will build a marine ferry terminal on 4 hectares of land between the border of Teuk Chhu district and Kampot City. Construction of the terminal will begin in 2015.

Besides the marine tourist port that was announced by the government few years ago, the fund also targets the construction and rehabilitation of other infrastructure in southern Cambodia to open up new opportunities for tourism beyond current popular destinations like Siem Reap.

The loan will also finance the upgrading of rural roads, and improve wastewater

management in areas with well-preserved Khmer and colonial architecture, including Kampot province and seaside towns in Kep and Koh Kong provinces, according to the ADB's press release dated 25 November.

At least 375 micro, small, and medium-sized enterprises are expected to receive business support services from the fund, together with capacity building for government sector agencies, including the Ministry of Tourism.

The project will also facilitate private investment to run international ferry services from the new pier and provide a model for using tourist entry fees and charges to finance maintenance of public facilities.

The project, which will run for about 5 years with an estimated completion date of December 2019, complements similar initiatives being carried

out in Lao PDR and Vietnam. It is part of a broader regional push to expand cross-border tourism in the Greater Mekong Sub-region, which has seen international visitor arrivals growing by an average of more than 12% a year, generating revenue of over US\$44 billion, and providing about 7 million jobs.

Tourism is booming in Cambodia with visitor numbers exceeding 4.2 million in 2013. The industry provides around 800,000 jobs and contributes 12% to the country's gross domestic product. However tourism and its benefits are mainly concentrated in Siem Reap and the temple complex of Angkor. Inadequate transport infrastructure in secondary destinations, weak market linkages between the tourism industry and other sectors, and limited capacity to promote tourism have held back Cambodia's ability to tap the sector's full potential.

"The development of this passenger pier will support an increase in tourism in southern coastal areas and help establish a new gateway between Southern Cambodia, Vietnam and other destinations in the Gulf of Thailand," said Eric Sidgwick, Country Director, ADB Cambodia Resident Mission.

Kampot Governor, Khoy Khun Huor, told local media that the terminal would help stimulate economic activity in the province and promote tourism among neighboring countries. "We really need a tourism port to link the tourism industry of our three countries - Cambodia, Laos, and Thailand. When it is finished, we can attract more tourists from not only from Vietnam but also from Thailand. It will serve as the tourism hub at this coastal area," he said ■



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DR. SOK SIPHANA PRESENTS AT BRITCHAM



Members of the British Chamber of Commerce in Cambodia (BritCham) and the wider business community were last week given an exclusive opportunity to hear from Dr. Sok Siphana on the work he has undertaken in codifying Cambodia's first Building Construction Law.

Construction has and continues to be one of the key pillars supporting Cambodia's economy, having experienced a rapid growth in recent years. According to recent figures from the Ministry of Land Management, Urban Planning and Construction, 559 construction companies, including 165 foreign developers, are currently doing business in Cambodia. Last year, the country received a total investment of nearly 2.8 billion U.S. dollars in construction. In the first five months of this year, the country attracted an additional 1.54 billion U.S. dollars in the sector, a 210 percent rise over the same period last year.

The figures are impressive and point to the increasing importance of the need

to ensure a proper regulatory and legal framework within the construction sector. As stressed by Dr. Sok Siphana during his presentation, having a robust framework of standards and compliance will create favourable conditions for investors.

For the UK and British companies operating in Cambodia, the codification of a Building Construction Law comes as a welcome step. There are after all a number of British companies at the forefront of the sector – for example, Knight Frank, CBRE and Hongkong Land. The UK's distinction as leaders in architectural design is also prominent in Cambodia. British architectural firms are designing some of the city's most cutting edge buildings, including the Vattanac Tower and the Sleuk Rith Institute, scheduled to commence construction in 2015. Worth noting as well is the contribution of British expertise in the area of building standards. A recent report presented by the Royal Institute of Chartered Surveyors (RICS) to the Cambodian

Government has provided an important foundation to Dr. Sok Siphana's work on the Construction Law, especially in the area of health and safety standards.

Beyond the potential for investment, Dr. Sok Siphana iterated the vital role the private sector will need to play in ensuring compliance with the Law. Reform within the sector should strategically focus on increasing industry compliance through modern, efficient oversight and governance mechanisms. He also spoke of the cooperative exchange of ideas and best practice with the private sector. A public consultation will be held in the coming year for stakeholders to provide input on the Law.

Dr. Sok Siphana also outlined some of the key challenges of drafting a Law in the context of a developing nation. These included defining and translating accurately technical concepts and norms, as well as defining the role of the different actors involved. Additionally, working in a framework where no uniform building code exists or is out of date.

Whilst challenges exist, the potential and sophistication of this new legal framework brings great promise to the sector and the country at large. Dr. Sok Siphana's extensive international experience and involvement in drafting Cambodia's legislation in a number of different areas should help provide the country with a modern and well-functioning building-control regulatory system.

For more information on the British Chamber of Commerce in Cambodia, including future events, please visit the website <http://www.britchamcambodia.org>



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NATIONAL ROAD 4 EXPANDED



Since mid-2014, the kingdom's most important economic route, National Road No. 4 which connects Phnom Penh to Sihanoukville sea port has been undergoing a large-scale expansion.

National Road No. 4 was built in the 1950s to carry goods to and from the sea port that was built at the same time. However, the 230km long, 7 meter wide two-lane highway is also considered the most dangerous road in Cambodia due to the high rate of traffic accidents and minimal presence and control of the authorities.

Having won the concession to develop and maintain the road for 35 years starting from 2000, the AZ Group started expanding the 5 decade-old road last June to a width of 14 meters with 4 lanes, with some sections up to 60 meters wide in the areas around the toll booths. An AZ Group representative told Construction and Property Magazine that the expansion plan is being implemented to enhance traffic flow as well as to reduce accidents on the road,

"We are still considering what to do for the expansion

plan of the road," he said. "However, we can't release our development plan now so as to avoid property prices along the road rising."

Parts of the road are being kept to their original size due to costly barriers, while some other parts can be expanded to 14 meters. Some segments are expanded to the maximum size of 60 meters width such as the areas near the company's road toll stations.

Despite no time line or budget for the expansion works having been revealed, Sihanoukville Provincial Governor Chit Sokhon told CTN TV that the provincial municipality has a plan to build a ring road connecting National Road No. 4 near Sihanoukville International Airport direct to Otres Beach on the coast, separating traffic flow between container trucks and tourist vehicles to reduce traffic congestion as well as traffic accidents.

Sok Chheang, President of the Cambodia Trucking Association, that has 20 trucking companies as members with a total of about 2,000 container trucks, endorses the road

expansion plan, saying that a larger road can allow the trucks to travel smoother and faster and can save time while also reducing traffic accidents due to increased road space.

According to Chheang, cargo transport from Phnom Penh to Sihanoukville costs on average \$200 per container, while the cost rises to around \$270 per container from Sihanoukville to Phnom Penh.

Despite Chheang appreciating much of AZ's road expansion program, he also offered recommendations. "I think AZ should build each side of the road to have two lanes for trucks and cars and leave a space of about 2 meters on the roadside for motorbikes. This can allow the trucks to go smoothly on their own lanes while reducing many of the traffic accidents," he said. "As logistics companies, we really don't want to face traffic accidents because it wastes a lot of our time and money as well as damaging our reputation" ■



NEAK LOEUNG BRIDGE TO OPEN EARLY APRIL 2015



Once it is opened to traffic in early April 2015, the new Neak Loeng Bridge will be Cambodia's first cable-stayed bridge. It will also be the nation's biggest and longest bridge and one of the finest modern bridges in the region.

By the end of 2014, the construction of Neak Loeng Bridge was about 93.5 percent complete. Construction will be fully complete by mid-March and is scheduled to be inaugurated in the first week of April 2015 by the Cambodian Prime Minister and Japanese vice-Foreign Minister. The

opening has been timed to ease travel times during Khmer New Year in the second week of April, according to officials from the Japan International Cooperation Agency (JICA) and the Cambodian government.

Prime Minister Hun Sen

will preside over the bridge connecting ceremony on the bridge on January 14.

"The rest of works are mostly pavement works, electrical facilities works, embankment protection works for approach roads, and drainage and sidewalks. It is scheduled

to be opened in early April before Khmer New Year," said Daisuke Fukuzawa, JICA's Representative for Land Transport Sector.

Located at Neak Loeng town in Prey Veng province, about 60 kilometers southeast of Phnom Penh along National Road No. 1 to Vietnam, Neak

Loeng Bridge is built across the Lower Mekong River and connects the eastern part of Kandal province to the western part of Prey Veng province. It is 13.5 meters wide, 2,215 meters long, and 37.5 meters above the water level during the rainy season to allow bigger ships to pass

underneath. The road will eventually become part of ASEAN Highway-1.

Construction commenced in February 2011, and has taken 51 months. While Sumitomo Mitsu Construction Co., LTD (SMC), a leading Japanese contractor, is the project's main contractor, the consortium of

Chodai Co., Ltd and Oriental Consultants Co., Ltd are the project consultants. The total construction cost 11.94 billion JPY (EN/GA amount) or about US\$130 million (based on the exchange rate in June 2010). Construction has been funded under grant aid from the Japanese government.





738 staff have worked to bring the bridge to reality; 9 Japanese managers, 57 Cambodian staff, 647 Cambodian workers, and 25 third country staff.

Speaking at a media tour to the bridge on 26 December, Mr. Chhim Phalla, Director of International Cooperation Department, at the Ministry of Public Works and Transport, said the bridge has used Japanese standards, is designed to last up to 100 years, and can bear transport loads from 25 tons up to 43 tons.

To allow ships to cross below the bridge easily, the main structure uses 160 cables to enlarge the bridge's span from a normal length of around 220 meters (without using columns) to 330 meters (with cable assistance), according to Phalla.

Phalla explained that the bridge width of 13.5 meters is based on the calculation of estimated traffic volume from 2015 to 2020 that it will be able to handle. "We haven't projected up to 2050 or longer. If the traffic volume increases greater than the bridge capacity by that time, we will consider building another parallel bridge."

After construction on Neak Loeung Bridge began, a study financed by JICA was launched in mid- 2014 looked at constructing an expressway linking Phnom Penh to Ho Chi Minh City by crossing Bavet City. This plan will include the construction of another bridge across the Mekong River, according to Fukuzawa of the JICA Cambodia Office.

"After the bridge is operating, the lives of the people will change and traffic volume will increase rapidly. In order to accommodate that traffic, we are now starting to think about the expressway from Phnom Penh to Bavet," he said.

It should be noted that the Neak Loeung Bridge project was proposed because the traffic volume across the Neak Loeung ferry had already exceeded its capacity in 2009. Once the bridge is opened, the land where the Neak Loeung ferry is located will be developed into a Japanese-dominated special economic zone.

"The bridge will potentially contribute to the development of Cambodian and regional economies because it will link the ASEAN Highway and the Great Mekong Sub-region Highway, said Prime Minister Hun Sen at the bridge ground-breaking ceremony in 2011. "The bridge will also respond in a timely way to the implementation of the bilateral transport agreement between Cambodia and Vietnam."

Japan has so far financed a number of bridge constructions in Cambodia, including the Cambodia-Japan Friendship Bridge, known as Chroy Changvar Bridge, in Phnom Penh and the Kizuna Bridge in Kampong Cham province.

According to figures from the Cambodian Ministry of Economy and Finance, Japanese Official Development Assistance (ODA) to Cambodia for socio-economic development is about US\$130 million a year ■

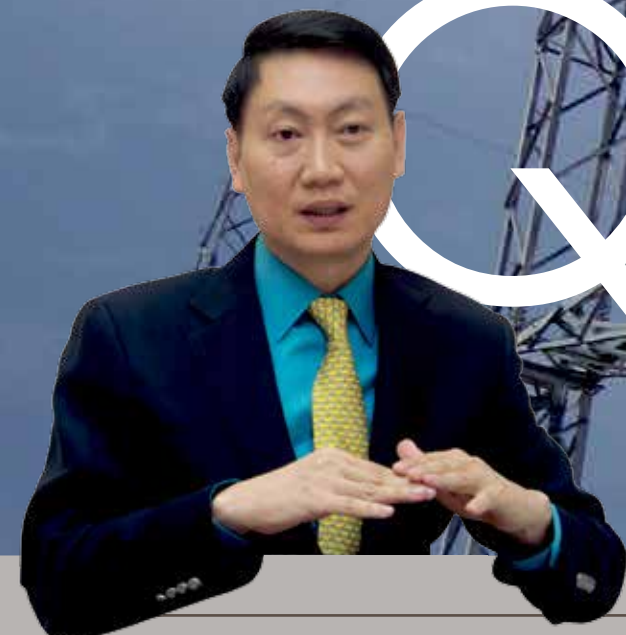


RE-INFORCED PRECAST LIGHTWEIGHT CONCRETE WALL PANEL

ឧត្តមន្ទះជញ្ជាំងបេតុងចាក់ស្រាប់

ទំហំបន្ទះជញ្ជាំងបេតុងចាក់ស្រាប់ (Concrete Wall Panel Size)		
ទំហំ X កម្ពស់ (W x H) (mm)	កម្រាស់ (Thickness) (mm)	ទម្ងន់ (Weight)
610mm x (3000-3600mm)	105mm, 200mm	97kg/m ²

RE-INFORCED CONCRETE PIPES



Q & A

CAMBODIA'S ENERGY BLUE PRINT

H.E. KEO ROTTANAK, Director of EDC

Construction & Property Magazine was recently privileged to be granted an exclusive interview with HE Keo Rottanak, Director of EDC and Advisor to Samdech Prime Minister Hun Sen. He spoke about the successes and challenges faced by the power generation sector and the impact of the booming construction and property industries.



DEVELOPING GENERATION CAPACITY

The effort that the Cambodian government has been making over the last 6 years in particular has been providing a lot of fruit.

Expansion of supply has been increased and we have been able to address for the first time the issue of the rural urban gap in the power sector. We have enough supply to provide power to anyone that is connected to the national grid 24hrs a day. The grid is still not complete, in particular around the Tonle Sap. We still have a missing link between Kompong Cham, Kompong Thom and Siem Reap. We are connected from Battambang to Siem Reap with 1.5KV to take power from Thailand but that is not enough and we are upgrading to a 30KV line. The intention is to have the 230KV trans-

mission line around the Tonle Sap as soon as possible.

CAUSES OF POWER CUTS

The only cuts we make are interruptions to enable our engineers to upgrade or expand the lines.

Around the city, it also happens because of accidents. Sometimes construction companies do not pay enough attention to safety and cement cranes can touch the lines and trip the whole city or half the city unintentionally. But this is also part of EDC's responsibility to educate our customers.

THE CHALLENGE OF URBAN PLANNING

We are put in a very awkward position, which may not be unique as different parts of the world have similar problems. In my personal view, in the absence of sound urban planning,

construction seems to be mushrooming all over the place and it adds significant pressure to the utility provider like EDC. For example, some cables and conductors that we laid underground used to be on the roadside but now the road has expanded and they are in the middle of the road. We have no room to expand more lines to the cities because there is no right of way. In more developed economies, there are clear demarcations of rights of way because this is where the utility and telecommunications infrastructure would be laid. Here we don't have it; people often build their houses or apartments with their doorsteps right on the road. That is challenging for EDC to meet the demands of the city; not because of a lack of funding but increasingly we find it difficult to find the right of way

to coordinate the construction of the electrical infrastructure that the people would love to have. It just takes longer and is more costly for the utility to do so.

It is an issue of planning but also of the legal framework.

BALANCING NEEDS AND TIME FRAMES

I would like to emphasize that typically it takes about 8 to 10 years to realize a generation project. The fruits that we start to enjoy now are the result of the good work of the Prime Minister and the government over the last 10 years. A lot of people take it for granted. One of the problems that we have is the expectations about power supply and environmental protection. Ideally we need to balance our needs for electricity development and envi-

ronmental protection; if we don't develop hydropower, if we don't use some coal, what other fuels do we have? If we don't decide to do something now, it take 8-10 years to develop. It takes time for effort to coordinate the technical development, the financing, and of course the construction.

CHANGING TARIFFS

Every association and vested interest would like cheaper power. At the macro planning level we balance with EAC, the regulatory body, and the tariffs are set by EAC not EDC. In our view, supply has to be sufficient, reliable, and cost effective. The tariffs we are charging the industrial and commercial sector, which construction falls into, have been better over the last 8 months. This sector has seen a US\$2

cents reduction per KW/hr without them even knowing it. For this category of customer the tariffs are floating so when the generation costs come down, the tariffs applied to the industrial sectors automatically come down, and this trend will continue. What the Prime Minister hinted in October is that in the long run ,because of the consistent investment by the Royal Government, everyone can expect to see the power tariffs come down. Because of the small scale of our power generation and economy, we have not had the ability to subsidize. The reverse trend is happening in Vietnam and Thailand, as they have been heavily subsidized and they find increasingly that subsidies are not sustainable. We have had higher tariffs but are now able to reverse the trend as our domestic capacity increas-



Coal-fired power plant 100MW in Preah Sihanouk Province



Kamchay Hydropower Plant in Kampot Province



Transmission Line

Transmission	Unit	2008	2009	2010	2011	2012	2013	2014
115 kV line	km	311	362	362	362	395	412	438
230 kV line (Double Circuit)	km		97	97	181	480	833	871
115 kV Substation	Number/MVA	7/506	7/506	7/506	7/506	8/601	9/901	11/1,196
230 kV Substation	Number/MVA		2/416	2/416	3/466	6/606	9/1,206	11/1,746

Note: 230 kV Transmission line from NPP to Kampong Cham is currently energy in voltage 115 kV



es through the development of our resources. If you compare Cambodia to non-subsidized countries like Singapore, Hong Kong, Australia and even parts of the US, our prices are not that far apart. If we want a good free market system, the costs of the output should reflect the cost of the input. It is a strong distinction to make and, given the scale and what we can offer, we should be very proud. If the government were forced to subsidize power generation, this money would come from the taxpayers and impact spending on education and health. It is a value judgment - are Cambodians prepared to accept reductions in education and health in order to subsidize the power sector? I don't think so.

ASEAN INTEGRATION

There are two groups of ASEAN countries; land-based and island based. Cambodia, Laos, Vietnam, Myanmar and Thailand can easily be connected. Everyone can share the economic gain but it is difficult to realize quickly because each country has its own complexity for historical, political, legal, development, and technical reasons so it will take time.

At the technical level we have been talking a lot. When I chaired the HAAPO council hosted in Phnom Penh, we agreed to set up a working group to explore different issues like technical harmonization and double taxation so

we can provide input on the enormous challenges. In that context, Cambodia must increasingly be self-sustaining so we can meet the domestic demand and provide the basis for economic development so industries, including construction, can benefit more.

PRIVATIZING EDC?

The issue of ECC joining the stock market has been discussed many times at the very highest levels. It is not a case of if, but of when. The government is still rightly concerned about first being able to get good value for our assets, and secondly having the opportunity to access concessional lending while we still can.

EDC maintains an internal cross-subsidization system. For example, in Svay Rieng we sell electricity for 650 riel for 1 KW/Hr - that is below generation costs and we cannot even break even let alone make profit. If EDC were to be privatized now, those provincial utility branches will have to raise costs and the government is not ready to do that, so it will keep EDC the same as it is now until so there are no adverse impacts to our consumers or the potential of raising social problems.

If EDC is not fully prepared to go to the stock market, investors may come and buy the stock too cheaply and devalue our assets by buying them at a discount. Secondly social issues are at the forefront of my agenda. Under my

leadership, the urban and rural tariff gap must be addressed and must be if not the same, then extremely close.

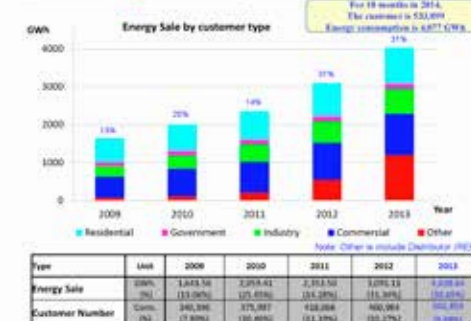
Where ever customers need us, we should be able to provide for their needs but that needs a lot of investment. Between now and 2022, EDC foresees investing anywhere between US\$900 million and US\$1 billion plus just in transmission and distribution alone. The government, through EDC, only invests in transmission and distribution directly. Generation has been liberalized long ago; hydro and coal is all BOO or BOT because we don't to crowd out private investment in areas where they play a better role.

CONFIDENCE FOR THE CONSTRUCTION INDUSTRY

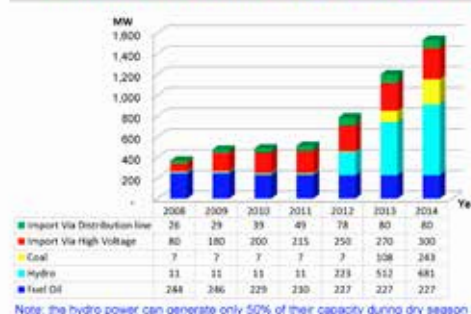
A message to the construction industry as a major player in the Cambodian economy is that they should have increased confidence in the reliability and abundance of supply, and that costs will only be coming down, especially after 2018.

The only thing I request is that major construction projects should let us know. They can't build a whole city and then ask, 'where is the power?' It sounds simple but it happens a lot. We need to plan ahead and prioritize our investments so any major projects should let us know in advance so we can join together to find the solution

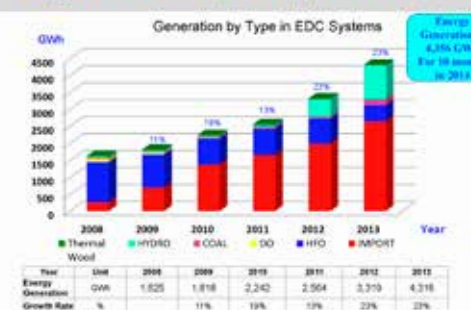
Energy Consumption and Customer



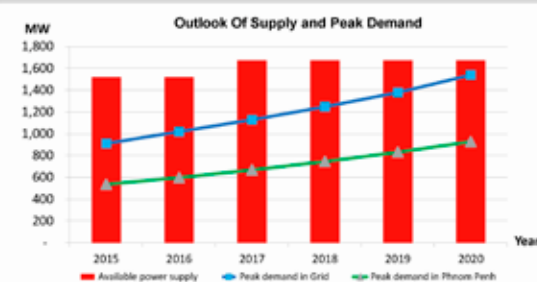
Available Generation Capacity in 2014



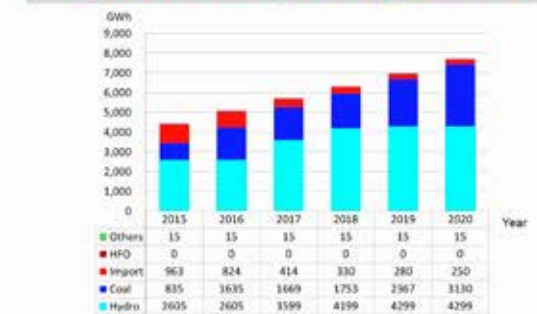
Energy Generation by Fuel Type in EDC Systems



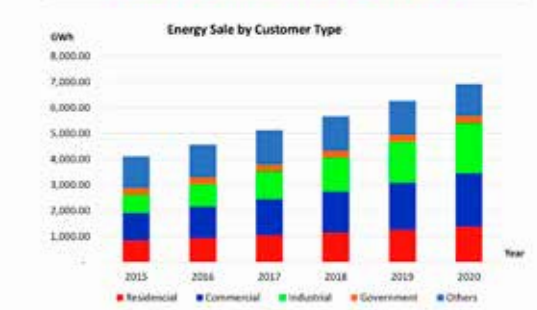
Outlook Of Supply and Peak Demand 2015-20



Energy Generation by Fuel Type 2015-20



Energy Sale by Type 2015-20



EZECOM LIGHTHOUSE CHARITY GOLF DAY TO LAUNCH GOLDEN HELMET AWARDS



The Cambodia Chapter of the Lighthouse Club, part of a global network for construction professionals with branches in over 50 countries, is hosting a charity golf tournament in January 2015 to raise awareness for the launch of the Golden Helmet Awards for construction health and safety.

The EZECOM Lighthouse Charity Golf Day on Friday 30 January 2015 is to be hosted at Garden City Golf Club. The event has drawn a wide range of support from sponsors including EZECOM (naming sponsor) PhilipBank (Gold Sponsor) and DHL, ArTech Furniture, and Pestbusters (Bronze Sponsors). Other sponsors include Tarkett, Fletcher Aluminium, Raffles, the Sunway Hotel, the Exchange, and Angkor Beer, Cambodia Golf Today Magazine, Ultimate M&E Equipment Group Ltd, and Parrot Computers.

The tournament which is to be played in the Ambrose Format, is open to anyone who wishes to join and entry costs \$US150. The entrance fee includes food and drink during the day and entry into a Lucky Draw which guarantees to pro-

vide some great prizes. All proceeds will go to the Lighthouse Club Cambodia.

"Every day there must be somebody injured at a site, and most of these accidents are preventable if companies and staff take the appropriate measures to ensure health and safety on site," said Colin Rogers, the Lighthouse Cambodian Chapter President. "The Lighthouse Club Cambodia is a charitable institution with two principal objectives. The first is to provide assistance to those in need in the construction industry and to their dependents where a fatality has occurred. The second objective is to promote good fellowship and cooperation among members through a varied series of functions held throughout the year.

As well as providing an enjoyable day on the green, the EZECOM Lighthouse Charity Golf Day will be used to launch the inaugural Golden Helmet Awards which will be presented for the first time at the end of 2015. The Golden Helmet Awards will be presented to both companies and individuals who have made an outstand-

ing contribution to improving health and safety on worksites in Cambodia.

"We call it the 'Golf with Helmet' which is very successful in Hong Kong and Malaysia and it will create awareness about health and safety," explained Rogers. "The Golden Helmet Awards initiative is not a new concept," he pointed out, "it is only a new concept here in Cambodia. We are using our position as both a charitable association and one which has extensive networks with members of the Cambodian Constructors Association and in the region to build industry support for rewarding those companies that strive to improve work conditions and reduce workplace accidents."

A Lighthouse Club Monthly Gathering and Golf Registration will also take place on Thursday 29 January, 2015.

For more information about how to join the EZECOM Lighthouse Charity Golf Day, contact: Jim Swander on: 015 772 750 or jimswander@gmail.com For more information on the Lighthouse Club Cambodia visit www.lighthouseclubcambodia.org ■

MANAGING MEWPS ON YOUR JOB SITE



The increasing versatility and popularity of mobile elevating work platforms (MEWPs) means that they are used across a growing number of industry sectors including construction, facilities management, retail, media, airports and arboriculture, to name a few. Whether it is to reach into confined areas, over large obstacles, or under structures either internally or externally, each MEWP application may be different.

This has led manufacturers to develop a vast range of MEWPs of varying designs, shapes, sizes and capability, including scissor lifts, booms, wheeled, tracked, vehicle and trailer mounted machines, powered by a variety of power sources to reach heights from 2 meters to over 100 meters and making it possible to access difficult spaces and reach through narrow openings, with minimal noise and emissions.

By its very nature, work at height is a high-risk activity and with an estimated 1.5 million MEWPs in circulation worldwide, each and every machine has been designed with one common aim – to provide a safer and more efficient means of temporary access to work at height.

MEWPs are inherently safe by design; it is where and how they are used that increases the potential risk of an accident. Thus it is vital that you consider how MEWPs are being managed and operated on your job site!

Before you start any work at height, it is vital to complete a risk assessment and a method statement, and to have these items documented. Ask yourself if work at height can be avoided. If work at height cannot be avoided, use appropriate work

equipment and other measures to prevent accidents. Ask yourself what the hazards are and take measures to eliminate or minimize the potential risks of injury or damage.

Consider what is actually happening on the jobsite. Take the effort to walk the route. Are the ground conditions amenable to the type of equipment to be used? Is it a busy area with heavy vehicle and pedestrian traffic which would need to be cordoned off? Jobsite requirements may be different, depending on whether it is under-bridge work on a highway, indoor work in a shopping mall, or work on high-rise buildings.

To add to that, machine types may be vastly different. There are different categories of MEWPs to meet various needs. The two most typical are scissor lifts and self-propelled booms. They are most often used in construction, but also in manufacturing and cleaning and maintenance. For work requiring higher mobility, there are vehicle-mounted platforms (VMPs) and trailers that can be hitched to most vehicles. VMPs can, for example, give 26 metres of reach on a 3.5 ton truck used for street lighting or 100 meters reach on a specially designed vehicle for heritage restoration work. Push-arounds and vertical platforms provide an efficient form of access inside buildings (stage work, storage) where mini-scissors are also very effective.

PIC: Machine types and selection

It is important to select the right piece of equipment for the job. The following factors should be taken into account:

- The nature of the work to be carried out
- Access to work area

- Terrain
- Work area conditions, especially ground bearing capacity and maximum machine point loadings
- Number of people, tools, materials and equipment to be lifted
- Height and outreach required
- Fuel type

To give an example: Boom-type MEWPs generally have smaller baskets and lower lift capacities than scissor-type MEWPs and their platforms can "bounce" at height due to the boom structure flexing (also known as the "catapult" effect). This usually makes boom-type MEWPs unsuitable to use for installing long or heavy materials, or bulky materials that may obstruct the function controls. In these cases, scissor lifts may be more appropriate. Your key consideration should be: What is a safe means of access?

Work at height is a high-risk occupation. The onus is on management to manage that risk through a hierarchy of measures:

- Elimination: Design out the need to work at height
- Substitution: Use specialist equipment
- Engineering controls: Safety systems and guarding
- Administrative controls: Training, supervision and work scheduling
- Personal protective equipment: A last resort

In all this, the emphasis is on management responsibilities as the backbone of ensuring safe MEWP operations and preventing risks. More information and resources at www.ipaf.org ■



RTD launched the new range of Tarkett flooring products to the Cambodian market at a special event hosted at the Exchange on 20 November. They also then displayed them at a double booth at the recent CCA Expo hosted at Koh Pich on 3-5 December.

The 'Combo Night' event on 20 November officially launched the Tarkett Click Scale carpet range which is exclusively distributed in Cambodia by RTD. Over 100 guests attended from intentionally diverse backgrounds; not only from the property and construction industries but also potential individual residential purchasers.

"We have a very diverse market from the 5-star hotels, high-rise apartment blocks but for this new product we have made a conscious decision to target individual residences. The main objective was to announce the product and then let the sales team follow," said Colin Rogers RTD General Manager.

The new Scale series is a refreshing carpet design which was inspired by the trails of light that can be found during night time in dynamic exciting cities such as Singapore and Hong Kong.

Having the possibility to combine carpet tiles with the latest trends of vinyl provides an incredible range of design possibilities which are highly

appreciated by the design firms. Needless to say, the reactions of the guests were very positive and during the event, new projects were discussed where the carpet and LVT could possibly be used in corporate offices, hospitality and residential projects.

"The local market is expanding rapidly with the construction growth and people are becoming more aware of quality and demanding higher quality although, so far, they have not been prepared to pay the price but we are in the process of changing that," said RTD Director Nam Vandy.

While he welcomes competition, Colin Rogers strongly believes that Cambodian consumers are increasingly looking for quality. "For sure we have competition in the market but at our level, i.e. the higher end of the market, there is not too much competition which is not neither a good nor a bad thing; I welcome competition because it creates a market. Unfortunately we have a lot of very cheap products imported from various locations and historically the

Cambodian mentality has been to buy cheap. We are looking to change that and we are winning. Our sales in the last 12 months have rocketed and we would forecast that this growth will continue into the foreseeable future."

Colin also explained how the quality guarantee sets the Tarkett Click flooring apart from the competitors. "We have to persuade the public that if you pay a little more, you get a lot more for your money. For example, the new Click top-of-the-range product there is a 20-year guarantee. No glue, easy to lay, it looks beautiful, and it lasts 20 years, whereas if you buy a cheaper product, in 2 or 3 years you will be back in the marketplace."

Amelia Seah, Tarkett Regional Manager, Singapore, Cambodia, Vietnam, was enthusiastic about the interest in the products from high-end designers. "Carpet is fashion. And to let designers experience what carpet design can do for a project we need to show it. That is why we have a strong track record in Southeast Asia for attracting the most



famous interior design companies.

She also acknowledged the increasing scope of the Cambodian market that the launch event reached. "Now with the addition of high end wood flooring and LVT products we offer complete solutions to the design houses in the region. Most of them have been successfully doing business with Tarkett for many years. But it is good to see new companies during this kind of event which also creates a networking ground for many. People love our launch events and we will certainly continue to see this unique concept to maintain and expand our clientele portfolio."

RTD takes its Corporate Social Responsibility (CSR) very seriously and the event also saw a presentation and dance performance from the director and students from PSE and many guests generously provided donations in response. "Guests enjoyed the performance and the charity aspect. We weren't there just to raise money for them but to also raise awareness and that was our aim; was to get PSE known in the marketplace. With 7,000 students there it should be a household name," said Colin Rogers.

Asked how he sees future for this new product line, Nam Vandy, RTD

Director said, "We have the stock, we have the commitment, and we expect, at the moment, to corner the market because there is no other project similar to the Click patent available today. For tomorrow, there will be; already our competitors are already trying to copy, but at the moment we have the lead in the market and we have to capitalise on that very quickly. We are excited by being the stockist of the Click product.

It's innovative, its quality, and it's the product for tomorrow. We expect very big sales from this product" ■



CHOOSING THE BEST FIRE EXTINGUISHERS

Last issue, I talked about the need for standards that are specific to the risks faced in Cambodia, and not just trying to adapt someone else's standards. In a similar way, you need to look at your specific risks when selecting the best fire extinguisher for your needs.

Fire extinguishers come in many different types, sizes, and standards of quality, all of which need to be taken into account when selecting the best extinguisher for your needs.

Fire extinguishers act in a number of different ways to extinguish a fire; some cool, some smother or take the oxygen away, and some break the chemical chain reaction that allows combustion to occur. By selecting the wrong type of fire extinguisher you may not only be ineffective, but potentially dangerous to those who use it.

Fire types can be broken into classes of fire as follows;

- A Class – Carbon-based products – Wood, Paper, Plastic, Textile
- B Class – Flammable Liquids – Petrol, Diesel, Paints
- C Class – Flammable Gases – LPG
- D Class – Flammable Metals – Magnesium, Aluminium
- E Class – Electrically charged materials
- F Class – Cooking Oils and Fats

The most common type of fire extinguisher found in Cambodia is the Dry Chemical Powder type. This type of extinguisher comes in 2 main versions ABC and BC, with the most common one being the BC due to it being a couple of dollars cheaper. The BC extinguisher is very effective on fuel and gas fires as this is what it is designed for; however they are not very effective on common fires which are generally A Class. The ABC

type dry chemical powder fire extinguisher is the most effective all round fire extinguisher for general purpose use.

Fire extinguishers also come in many sizes from 1kg through to 50kg. Where bigger extinguishers give you more chance of extinguishing the fire, you also need to look at the ability to handle the extinguisher. Larger wheeled-type fire extinguishers are good for specific risks such as a generator, but would not be suited to an office corridor. The most common size of extinguisher used here is 8kg or 9kg however these can appear heavy and intimidating to potential users in an emergency situation when they are needed, leading to people not trying to extinguish the fire. I generally recommend the use of 4kg or 4.5kg ABC dry chemical powder extinguishers as they are sufficient for most small fire and very easy to handle.

The quality of the extinguisher you purchase is also important, even though some of the cheaper extinguishers meet a standard, they have a very limited lifespan, and may end up costing more money to regularly replace them. Having a fire extinguisher that doesn't work when you need it the most is not really an acceptable risk, so looking at better quality products is

definitely recommended.

Maintaining your fire extinguishers is also important to ensure they are in good working condition in the event of a fire. By mounting fire extinguishers on the wall, you ensure that they are not sitting in water and rusting, or being kicked over and damaged. Regular inspections to ensure that the extinguisher is in good working order is also essential.

Lastly, ensuring that your fire extinguisher is clearly identifiable is important to ensure it can be found quickly in the event of fire. Storing fire extinguishers in cupboard or behind furniture lead to people forgetting about them and making them difficult to find when you need them in a hurry. Clear signage is recommended in all commercial installations to ensure the fire extinguishers can be identified from any place in a room.

Please feel free to contact me if you have any queries on fire safety, or have any topics you would like me to write about in future editions. Paul Hurford: paul@azisafe.com ■



2014 CONSTRUCTION PERMITS TOP US\$2 BILLION



The Ministry of Land Management, Urban Planning and Construction announced in November that more than US\$2 billion worth of Cambodian construction projects had been issued permits in the first nine months of 2014.

Construction Department Deputy General Director Lao Tip Seiha told the Phnom Penh Post that permits for 1,478 construction projects worth US\$2.03 billion had been issued compared to total investment in the construction sector of US\$2.77 billion in 2013.

"Investment in the construction sector has improved, especially residential construction," Seiha said. "Many residential developers sought construction permission in 2014 as property transactions saw strong growth. The investment capital in the construction sector will continue to increase in the whole year 2014 because many big residential developers are asking for construction permission from the ministry," he said ■



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DESIGNING A CAMBODIA BUILDING CODE

By Daniel Parkes, General Manager, Hongkong Land

In 2014, the Royal Government of Cambodia, with the help of the International Business Chamber, engaged a long-lasting British institution, the Royal Institution of Chartered Surveyors (RICS), to appraise the existing legal and regulatory framework surrounding construction and fire safety standards. The report, which was funded by the British Embassy, was delivered to the Senior Minister H.E. In Chhum Lim in August and it set out clearly where the Kingdom is now in terms of building safety standards and what needs to be done to make properties safer during construction and when they are operating and functioning.

The Ministry of Land Management Urban Planning & Construction (MLMUPC) have already started to address the issues. Secretary of State Dr Pen Sophal is the man behind the initiative. An architect by profession, he understands clearly the need to improve existing laws and practices. Under the guidance of the Senior

Minister H.E. In Chhum Lim and H.E. Dr Pen Sophal, the government has enlisted the help of H.E. Dr Sok Siphana who, as well as having his own legal practice, is also the go-to guy when it comes to new legislation. Dr Siphana has been working hard through 2014 to draft a new Law on Construction. The previous Law on Construction was outdated, lacked detail and lacked relevance. The new law is expected to be ready for public consultation in February 2015. It will set out clearly the new systems and processes for construction applications.

Where there is still a lot of work to do is in Building Control. Building Control is a function which is the duty of government to periodically inspect buildings during construction to ensure that the correct methods of construction and materials are being used. It starts right at the beginning when plans are submitted to the government for approval and should finish with a certificate when the building is complete. Currently there

are no Building Control professionals (inspectors). Ideally there needs to be a university which runs a degree or diploma in this field that can educate and train a new generation of professionals, but currently this does not exist. The IBC is now working with the government to address this issue however it could be 10 years before a Building Control profession is developed. One piece of advice from RICS is to allow the private sector carry out this function. This would mean developers would be obliged to use government approved private sector companies to carry out inspections.

What the Law on Construction will not specify is exactly what the Building Code will be. It could follow the British, French, Korean, American code. It has not yet been decided. But the feeling amongst the government is that Cambodia should have its own code, relevant to the country and flexible in its application.

In our article in the next addition we will look at Building Code in more detail ■


Hongkong Land

Daniel Parkes is General Manager for Hongkong Land (Premium Investments) Ltd, Chairman of the Real Estate Committee of the International Business Chamber and a Member of the Royal Institution of Chartered Surveyors.

CHINA SPENDS US\$113BN ON INFRASTRUCTURE IN 3 WEEKS

China's National Development and Reform Commission announced approval of infrastructure projects worth US\$113bn in just three weeks in an attempt to halt the slowing in economic growth.

The commission approved 21 infrastructure investment projects, including 16 railway and five airport developments, between 16 October and 5 November.

This includes the construction of 5 new railway lines costing US\$25bn in Gansu and Inner Mongolia, near China's northern border with Russia, and the southern provinces of Guangdong and Guangxi and the central province of Sichuan.



China Railway Corporation, the national operator, has said it will raise its annual investment by US\$3.3bn to US\$120bn in 2014.

The newly-approved

infrastructure and rail projects are expected to bolster growth and investment in China's slowing economy, which has declined to 7.3% this quarter, the lowest since the financial crisis in 2007.

This news follows the announcement that China will invest US\$169bn in UK infrastructure between now and 2025 ■

NEW INFRASTRUCTURE BANK FOR ASIA

At the end of October, China and 20 other Asian countries met to create an international infrastructure bank similar in structure to institutions like the World Bank.

The new "Asian Infrastructure Investment Bank"



(AIIB) will offer financing for infrastructure projects in Asia, and was first proposed in 2013 by Chinese president Xi Jinping.

China has promised to contribute much of the initial US\$50bn in the AIIB's capital and hopes it will allow it to

increase its influence in the region by rivaling the IMF and World Bank.

Cambodia, India, Malaysia, Thailand, Vietnam, and the Philippines all signed the agreement but Japan, Australia, South Korea, and Indonesia stayed away from the signing

ceremony in Beijing.

In March, Lou Jiwei, the Chinese finance minister, said the bank would "mainly focus on infrastructure construction," whereas the World Bank and Asian Development Bank "put their priorities more on poverty reduction" ■



3D PRINTED CONCRETE ON SITES WITHIN 18 MONTHS

Skanska, a world-leading construction group from Sweden, has signed a collaboration agreement with Loughborough University in the UK to accelerate the development of 3D printing in construction.

The agreement will allow Skanska to use the university's version of the printing technology on live projects. A team at Loughborough has pioneered the use of concrete printers composed of a gantry and a robotic arm and Skanska aims to be able to use printed concrete products on sites within 18 months.

The printer works by laying down thin layers of concrete until an entire object is created. In this way, it can make things that cannot be manufactured by conventional processes, such as complex structural components and curved cladding panels.

Richard Buswell, a senior lecturer at the Building Energy Research Group at Loughborough University, said: "The modern construction industry is becoming more and more demanding in terms of design and construction" ■



SINGAPORE WINS MYANMAR AIRPORT CONTRACT

A US\$1.5bn contract for Hanthawaddy International Airport, outside the Myanmar capital of Yangon (formerly Rangoon), has been awarded to a Singapore-led consortium.

Hanthawaddy is the largest of three airport projects planned for Myanmar in an attempt to modernise its airport infrastructure.

The contract was originally let to a consortium led by Incheon International Airport Corporation of South Korea in August 2013 but the tender was reopened in February this year after a dispute over the contract.

Myanmar officials are understood to be in talks with the Japan International Co-operation Agency to cover part of the construction cost. The project's completion date has been pushed back from 2016 to December 2019.

Hanthawaddy will be located on a 3,600ha site about 77km northeast of Yangon. The project has been criticized for its distance from Yangon and the poor quality of the road that links it with the capital ■

SAMSUNG WIN US\$300M SKYSCRAPER CONTRACT

Samsung C&T, the construction division of South Korea's largest conglomerate, is to build the US\$310m Star Development in the center of Kuala Lumpur.

The three 265m residential high-rises will be among the tallest residential towers in Kuala Lumpur when they are completed in 2019. The development will also feature a retail and entertainment center called Star Boulevard which will include a Malaysian version of Hollywood's 'Walk of Fame' showcasing local and international celebrities.

Chi Hun Choi, the President

and Chief Executive of Samsung C&T, said: "We look forward to continuing our support for Malaysia's growth and development, having participated in large-scale projects including the Petronas Twin Towers.

"Though challenging, we are certain that by working closely with our trusted partners and maintaining a strong emphasis on safety, the project will be successful."

Samsung C&T has considerable experience with challenging projects, having built the Burj Khalifa in Dubai, presently the tallest building in the world ■



CONSTRUCTION START ON CHINA'S 4TH TALLEST BUILDING

The Chinese property developer, Greenland, has begun construction on what will be the tallest skyscraper in south-western China in the city of Chengdu and the fourth tallest in China.

The 468m tall building has been designed to accommodate a mixture of grade A office space, a hotel, and a shopping mall.

120,000sqm of office space will be situated in the lower part of the tower where the floors are largest, with a 51,000sqm luxury hotel in

the middle and 42,000sqm of executive hosting space at the top where space is at a premium.

Drawing its architectural inspiration from the mountains that dominate the countryside around Chengdu the tower will feature LEDs that will make the edges of the facade shimmer like ice. The base is designed to look like a glacier.

The extreme height of the tower is justified by the desire to connect heaven and earth through the design ■

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The Cambodia Constructors Association (CCA) successfully organized its 3rd annual summit on 3-5 December and also organized a very large-scale building expo to showcase the latest building products, technologies and properties on the market.

Hosted at the Diamond Island Exhibition and Convention Center in Phnom Penh the 3rd Cambodia Constructors Association Summit and Cambodia Construction Industry Expo 2014 saw the CCA report on its first three years of activities and elect its new board for the 2nd mandate.

Dr. Tan Monivann, Representative of Neak Okha Mong Reththy, CCA Secretary General provided an overview of the CCA's achievements in his speech to

the summit. He noted that, to date, the association has 85 member companies including construction companies, architect and design consultancies, material



suppliers, banks, insurance, and real estate. In addition, the CCA has organized 13 internal meetings, attended 7 overseas meetings, and hosted the 35th

ASEAN Constructors Federation (ACF)'s Council Member Meeting in 2012 in Phnom Penh.

The association has welcomed and discussed business issues with delegations from Malaysia, Singapore, Denmark, Thailand, Hong Kong, Korea, Vietnam, Philippines, Japan, and others and presented the nation's construction sector and CCA activities with each of them.

As part of its ongoing expansion of local and internal cooperation, CCA signed an MOU with the Ministry of Labor and Vocational Training on building workers' training programs, signed an MOU with the Ministry of Land Management, Urban Planning and Construction on construction works, and signed

an MOU with AMB Events Cambodia to support the Cambodia International Building and Construction Exhibition (CamBuild).

In the international arena, CCA registered as a member of the ASEAN Constructors Federation (ACF) in 2012, registered as a member of the China-ASEAN Building Materials Industry Cooperation Committee (CAFTA) in 2014, and registered as a member of the International Federation of Asian and Western Pacific Contractors' Associations (IFAWPCA) in 2014. It has also operated closely since 2013 with the Construction Management Association of Korea (CMAK) regarding the construction management in Cambodia.

The general assembly also elect-

"The materials will help improve the productivity and efficiency of the construction sector, in harmony with the present strong growth trend of the construction industry in Cambodia"
 H.E. Im Chhun Lim, Minister of MLUPC



ed the CCA board for the association's second mandate. It elected Neak Oknha Pung Kheav Se, Director of Overseas Cambodian Investment Corporation (OCIC) as Association Chairman; Loak Oknha Hann Khieng, Director of Muhibbah Engineering (Cambodia) Co., Ltd as Vice-Chairman; Loak Oknha Ly Chhuong, Director of LY CHHUONG Construction & Import Export Co., Ltd as Vice-Chairman; Neak Oknha Mong Reththy, Director of Mong Reththy Group Co.,Ltd as Secretary General; Loak Oknha Seng Chhay Hour, Director of Seng Enterprises Co., Ltd as Deputy Secretary General; Neak Oknha Khun Sea, Director of Khun Sea Development Group Co., Ltd as Deputy Secretary General; and Mr. Charles Vann, Director of Mega Cambo Construction Company Ltd as Treasurer General.

The general assembly also elected Mr. Leang Meng, Director of Chip Mong Group Co., Ltd; Mr. Denis Astgen, Managing Director of Comin

Khmere Co., Ltd; Mr. Varheng Dawuth, Managing Director of Camcona Group Co., Ltd; and Mr. Andre De Jong, Managing Director of Robert Bosch (Cambodia) Co., Ltd as CCA's Executive Members.

As well as the summit, the CCA also organized and hosted the "Cambodia Construction Industry Expo 2014"; a three-day construction and property expo. 96 exhibiting companies, including several public agencies showcased over 200 types of construction materials, equipment, and machineries imported from about 100 countries in 240 booths

CCA President Neak Oknha Pung Kheav Se, believed the expo is very important because it serves to advertise and promote the products and services available and being used in the Cambodian construction and property markets as well as displaying other construction materials that have been pioneered and used in other countries around the world.

Presiding over the event, H.E. Senior Minister Im Chhun Lim, Minister of Land Management, Urban Planning and Construction congratulated the association for promoting Cambodia's prestige in the international arena and joining the government to assist in the formulation of the construction-related laws. He also made special note of admiring the flagship expo the association had launched.

"The materials will help improve the productivity and efficiency of the construction sector, in harmony with the present strong growth trend of the construction industry in Cambodia," he said. "This shows that Cambodia's market is rather large, and can import the latest construction materials and technologies from around the world."

Speaking in support of the association's contribution to the county, especially in the capital, Phnom Penh Governor H.E. Pa Socheatvong acknowledged some of the masterpieces CCA members have

contributed including the construction of Kbal Thnol Highway Bridge, 7 Makara Sky Bridge and Stung Mean Chey subway, a number of public buildings, and many other high-rise buildings.

The 3rd CCA summit also marked the first time that representatives of the ASEAN Constructors Federation representatives had been invited to join. Mr. Kenneth Loo, ACF Secretary General said that the ACF hopes to unite its members and equip them with standardized professional and technical skills through various training platforms accessible within the respective nations.

"I am pleased to share with you that we are working towards this goal at the moment and are glad to have our Cambodian counterparts on board with us," he said.

The Cambodia Constructors Association is a privately-run group established in 2012 to represent constructors in Cambodia ■



សន្និបាត CCA លើកទី៣ និងពិធីសំណង់ខ្នាតធំលើកទី១ ប្រព្រឹត្តទៅដោយជោគជ័យ

សមាគមអ្នកសាងសង់កម្ពុជា (CCA) បានរៀបចំដោយជោគជ័យនូវសន្និបាតប្រចាំឆ្នាំលើកទី៣ និងពិធីសំណង់ខ្នាតធំទីមួយរបស់ខ្លួន ដែលបានដាក់បង្ហាញផលិតផលបច្ចេកវិទ្យា និងគម្រោងអចលនទ្រព្យនៅក្នុងទីផ្សារកម្ពុជាចាប់ពីថ្ងៃនៅថ្ងៃទី៣ ដល់ទី៥ ខែធ្នូ ឆ្នាំ ២០១៤។

ប្រារព្ធនៅមជ្ឈមណ្ឌលពិព័ណ៌និងសន្និបាតកោះពេជ្រនៃរាជធានីភ្នំពេញសន្និបាតប្រចាំឆ្នាំលើកទី៣របស់សមាគម និងពិព័ណ៌នស្ថាប័នកម្ពុជាឆ្នាំ២០១៤ បានរាយការណ៍ពីសមិទ្ធផលរយៈពេលឆ្នាំរបស់សមាគម និងតែងតាំងសមាជិកក្រុមប្រឹក្សាភិបាលថ្មីរបស់សមាគម សម្រាប់អាណត្តិទី២។

បណ្ឌិត តាន់ មុនីវណ្ណ តំណាងអ្នកឧកញ៉ាបណ្ឌិត ម៉ុង ប៊ុន អគ្គលេខាធិការនៃសមាគមអ្នកសាងសង់កម្ពុជា បានរៀបរាប់ពីសមិទ្ធផលនានារបស់សមាគមក្នុងរយៈពេលបីឆ្នាំ។

លោកបានថ្លែងថា មកដល់បច្ចុប្បន្ននេះ សមាគមមានសមាជិកសរុបចំនួន ៨៥ ក្រុមហ៊ុន ដែលរួមមានក្រុមហ៊ុនសាងសង់ ក្រុមហ៊ុនឌីហ្សាញ និងស្ថាប័នគ្រប់គ្រងគុណភាពសំណង់ ធនាគារ ក្រុមហ៊ុនធានារ៉ាប់រង និងទីភ្នាក់ងារអចលនទ្រព្យ។ ជាងនេះទៅទៀតសមាគមបានរៀបចំការប្រជុំផ្ទៃក្នុងបាន ១៣ដង ចូលរួមការប្រជុំថ្នាក់អន្តរជាតិបាន៧ដង និងបាន

ធ្វើជាម្ចាស់ផ្ទះកិច្ចប្រជុំក្រុមប្រឹក្សាភិបាលរបស់សហព័ន្ធអ្នកសាងសង់អាស៊ានលើកទី ៣៥ ក្នុងឆ្នាំ២០១២ នៅភ្នំពេញដោយជោគជ័យ។

សមាគមបានទទួលស្វាគមន៍ និងពិភាក្សាបញ្ហាផ្សេងៗ និងបានបង្ហាញពីសក្តានុពលនៃវិស័យសំណង់នៅកម្ពុជា ជូនគណៈប្រតិភូមកពីប្រទេសម៉ាឡេស៊ី សិង្ហបុរី ជាណាចក្រ ថៃ ហុងកុង កូរ៉េ វៀតណាម ហ្វីលីពីន ជប៉ុន និងប្រទេសជាច្រើនទៀត។

ជាផ្នែកមួយនៃការពង្រីកកិច្ចសហប្រតិបត្តិ



ការក្នុងស្រុក និងអន្តរជាតិជាបន្តបន្ទាប់សមាគមបានចុះអនុស្សរណៈនៃការយោគយល់គ្នា (MoU) ជាមួយក្រសួងការងារ និងបណ្តុះបណ្តាលវិជ្ជាជីវៈ ស្តីពីកម្មវិធីបណ្តុះបណ្តាលកម្មករសំណង់ និងបានចុះអនុស្សរណៈជាមួយក្រសួងរៀបចំដែនដី នគរូបនីយកម្ម និងសំណង់ស្តីពីកិច្ចការក្នុងវិស័យសំណង់ និងបានចុះអនុស្សរណៈជាមួយក្រុមហ៊ុន AMB Events Cambodia ស្តីពីការគាំទ្រពិព័ណ៌នស្ថាប័នកម្ពុជា (Cam-Build)។



នៅលើនាគអន្តរជាតិ សមាគមបានចូលជាសមាជិករបស់សហព័ន្ធអ្នកសាងសង់អាស៊ាន (ACF) ក្នុងឆ្នាំ២០១២ ចូលជាសមាជិករបស់គណៈកម្មការនៃកិច្ចសហប្រតិបត្តិការឧស្សាហកម្មសម្ភារសំណង់ចិន-អាស៊ាន (CAFTA) ក្នុងឆ្នាំ ២០១៤ និង ចូលជាសមាជិកនៃសហព័ន្ធអន្តរជាតិនៃសមាគមអ្នកសាងសង់អាស៊ី និងប៉ាស៊ីហ្វិកខាងលិច (IFAWPCA) ក្នុងឆ្នាំ២០១៤។ សមាគមក៏បានសហការយ៉ាងស្ម័គរមូលជាមួយសមាគមគ្រប់គ្រងសំណង់នៃប្រទេសកូរ៉េ (CM-AK) លើការគ្រប់គ្រងសំណង់នៅកម្ពុជាផងដែរ។

អង្គប្រជុំក៏បានតែងតាំង សមាសភាពថ្មីនៃក្រុមប្រឹក្សាភិបាលរបស់សមាគមសម្រាប់អាណត្តិទី២ផងដែរ។ សន្និបាតបានតែងតាំងអ្នកឧកញ៉ា ពុង យ៉ាវសែ ដែលជានាយកក្រុមហ៊ុន OCIC ជាប្រធានសមាគមបន្តពីអាណត្តិទីមួយតែងតាំងលោកឧកញ៉ា ហាន យ៉ឿង នាយកគ្រប់គ្រងក្រុមហ៊ុន Muhibbah Engineering (Cambodia) Co., Ltd. ជាអនុប្រធានទីមួយតែងតាំងលោកឧកញ៉ា លី ឈូង នាយកក្រុម-

ហ៊ុន LY CHHUONG Construction ជាអនុប្រធានទីពីរ តែងតាំង អ្នកឧកញ៉ា ម៉ុង ប៊ុន នាយកក្រុមហ៊ុន Mong Reththy Group Co., Ltd. ជាអគ្គលេខាធិការ តែងតាំងលោកឧកញ៉ា សេង នាយក អគ្គនាយកក្រុមហ៊ុន Seng Enterprises Co., Ltd. ជាអគ្គលេខាធិការរងតែងតាំងលោកឧកញ៉ា យុន សៀ អគ្គនាយកក្រុមហ៊ុន Khun Sea Development Group Co., Ltd. ជាអគ្គលេខាធិការរង និងតែងតាំងលោក Charles Vann អគ្គនាយកក្រុមហ៊ុន Mega Cambo Construction Company Ltd. ជាអគ្គហិរញ្ញិក។

អង្គសន្និបាតក៏បានតែងតាំងលោក លាង ម៉េង នាយកក្រុមហ៊ុន Chip Mong Group Co., Ltd. លោក Denis Astgen, នាយកក្រុមហ៊ុន Comin Khmère Co., Ltd. លោក វ៉ាហេង ជាវុខ នាយកក្រុមហ៊ុន Camcon Group Co., Ltd. និងលោក Andre De Jong, នាយកក្រុមហ៊ុន Robert Bosch (Cambodia) Co., Ltd. ជាសមាជិកប្រតិបត្តិរបស់សមាគមផងដែរ។



CCA CONCRETE KINGS

Concrete and products associated with it are the most significant aspects of almost every building project. This issue, *Construction & Property Magazine* profiles eight CCA members whose core businesses relate to concrete.

Camcona Group Co., Ltd

Camcona Trading joined CCA last year and is one of Cambodia's leading construction-related equipment and decoration distributors in Cambodia. Among several global brands it supplies to the Cambodian market, Camcona exclusively distributes IMER, the Italian hi-tech movable building machinery brand. IMER has over

40 years of global experience in the sector producing a range of machinery from concrete mixers to mortar mixers, batching plants to truck mixers, and screw pumps to saws. By introducing the brand to the Kingdom, Camcona will help raise the standard of concrete mixing and masonry work to another level.



Chip Mong Concrete Co. Ltd

Established in 2000 and joining CCA as a board member in 2013, Chip Mong Concrete (CMC) is a leading player in the supply of concrete-mixer trucks, concrete technology in Cambodia. CMC is most famous for its ready-mixed concrete catering to different types of construction projects transported by its concrete mixing and pouring/pumping trucks.

To cater to their customers' evolving uses and needs of concrete, CMC has designed various types of concrete namely Portland cement, fiber cement, conventional concrete, pumping concrete, concrete for bored piles or water-proof concrete cement. CMC also provides concrete testing and consultation services to concrete works by applying advanced technology and modern methods.



Envotech Co., Ltd

Envotech joined CCA last year. As part of its extensive product portfolio in Cambodia, Envotech is the sole agent of advanced concrete testing materials including concrete test, bar finder, concrete quality test, rebar test, steel bar location, and corrosion. Proceq is a global leader in the development and distribution of portable, non-destructive concrete test equipment that enables contractors to improve their performance

while lowering their costs for on-site investigations of concrete properties. With the Profometer 5+ and the Canin+, Proceq presents an ideally-matched package solution for the location and analysis of reinforcing bars in the concrete. After getting a clear picture of the reinforcement of the concrete with the rebar detection equipment, the user is able to examine the corrosion potential with the corrosion analyzing equipment.



Green Lake Co., Ltd

Specializing in concrete-related materials and services, Green Lake Co. Ltd joined CCA in mid-2014 after four years of thriving operations. Besides being well-known for its local distribution of Thai-made Helios Portland Cement and Oranit Fiber Cement, the company also has a subsidiary, GL Concrete, which was founded in July 2013. GL Concrete with,

it's highly experienced technicians, has been producing ready-mixed concrete to meet local and international standards. The firm also imports various models of vehicles ranging from concrete mixers to pumping trucks, trailer pumping stations to ruck mixers and other advanced equipment to fulfill clients' varied needs.



SIKA (Cambodia) Ltd

With a background dating back over 100 years, Sika is a specialty chemical company headquartered in Switzerland. It opened a subsidiary in Cambodia 14 years ago and joined CCA in 2012. Admixtures and additives for the concrete industry are among the main market segments for this world leading chemical producer. Concrete admixtures include water reducers, set retarders, accelera-

tors, durability enhancers, mold release agents, curing compounds, and surface retarders. The main fields of application are bridges and buildings. Concrete admixtures are used for shotcrete, self-leveling concrete, pre-cast concrete, ready-mixed concrete, or water reduction in concrete. Additives are used for gypsum fabrication and specialty mortars, and as plasticizers for concrete recycling.



3 Eco City Constructions Co., Ltd

Positioning itself as one of Southeast Asia's leading, innovative green construction companies, 3 Eco City Construction joined CCA last year and is manufacturing precast wall panels in Cambodia. 3 Eco's Easy Panel is a partially prefabricated building material using the Easy Panel Technology. Tested, certified and patented, it consists of a welded 3D

matrix of high-tensile steel wire with an expanded polystyrene core (EPS) and field-applied concrete. LiteCast is a lightweight, pre-cast concrete panel incorporating Easy Panel Technology in the core. It is an innovative and unique building material; a hybrid between Easy Panel sandwich panel technology and precast concrete panels.



Wiki Trade Co., Ltd

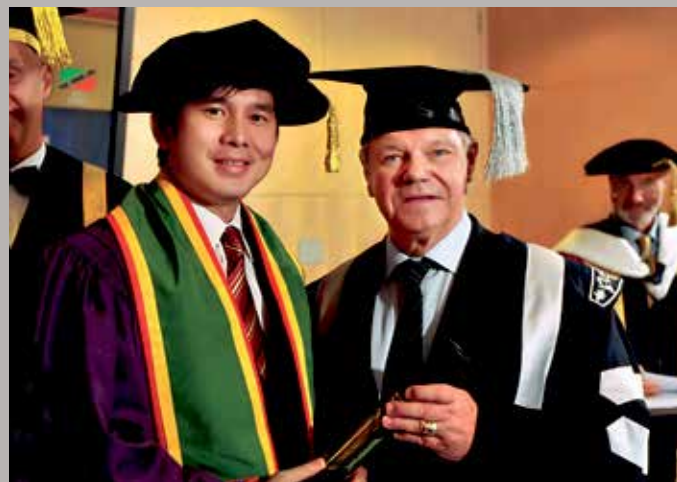
Wiki Trade, who joined CCA this year, is the first manufacturer of concrete wall panels under the brand Khmer Rock. The pre-cast lightweight concrete wall panels are a new technology made to facilitate various constructions and save

time for the constructor. Walls produced from the lightweight concrete make it much more ductile. By replacing the traditional brick layer with the pre-cast wall, constructors and project owners will greatly benefit on cost and time.



A MAN IMMERSSED IN LEGAL AND BUILDING BACKGROUNDS

With an extensive educational and professional background in law and construction, the man that acts as the representative of the Secretary General of the Cambodia Constructors Association wishes to see more competent lawyers to professionally serve the nation's thriving construction industry.



Since 2001, Dr. Tan Monivann has been Vice-President of the Mong Reththy Group (MRG), the largest agro-industrial firm in Cambodia and in the top five in Southeast Asia. He also represents Neak Oknha Mong Reththy, MRG's President and Founder who has also been appointed as Secretary General to the Cambodia Constructors Association (CCA) that represents constructors in Cambodia.

Born in Kompong Cham province in 1973 to a noble family of four siblings, Monivann married in 2000 and has two children. He earned diverse academic degrees both from Cambodia and overseas in the fields of law, development, business, economics, and public administration.

Having been immersed in the building sector since 2001, he has led MRG's construction division, Samnang Khmeng Wat Co .Ltd, the nation's

leading construction firm operating since 1989. Having attended biddings for public construction projects, Dr. Monivann sees the sector now suffering due to the inability of contractors and owners to draft effective contracts for construction projects.

"Most of the contracts between owners/contractors in Cambodia are written with many loopholes that usually cause conflicts among parties," he said. "Most lawyers aren't specialized in construction knowledge, so the contracts they draft contain many loopholes, especially on the payment scheme and construction term."

According to Dr. Monivann, only about 400 registered lawyers are active in Cambodia now, and very few of them have specialized in construction.

To ease the situation, he recommends; parties to learn construction-related laws



clearly; contractors should register with the Cambodia Constructors Association to get protection and recognition; developers should register with the Ministry of Economy and Finance to get recognition; projects should follow technical standards; and parties should approach registered legal professionals that have construction knowledge.

Besides being concerned at seeing so many foreigners dominate high-level positions in Cambodia's construction sector, other challenges he acknowledges are; heavy reliance on foreign investment; local developers not having long-term property development planning, no standard land prices, local property prices being heavily reliant on imported construction materials whose prices often fluctuate, and political instability.

He also sees the need to improve the digital economy, asserting that, "In other cities,

people can sell/buy property online, but this system is far from being reached in Cambodia. With our current property transaction system, we can't trade properties on the world market."

Because construction is a backbone for Cambodia where the land is still abundant, he recommends Cambodian property traders to focus on land trading, and developing properties for sale or for rent. "Because Cambodia is a land-intensive country, if more construction material producers can operate inside the country, Cambodia will be able to develop property at a cheaper cost than other nations," he said.

Looking toward the ASEAN Community, he identifies losing domestic employment to foreign nationals and the greater inflow of exotic goods as challenges. However, he believes that the merging will force Cambodia to work harder to keep up with other

nations.

Because construction and law are his main skills, Dr. Monivann's achievements stretch across the two industries. In the building sector, he has led the company on dozens of projects nationwide for the government, developer partners, and the private sector. In the legal sector, via his own position, and as the CCA Secretary General, he has been heavily involved in the drafting of various legal instruments to serve and shape today's prosperous construction and property sectors to ensure their healthy future.

Just like people the world over, Dr. Monivann has dreams he wishes to achieve in his lifetime. On the subject of legal development, he wishes to assist the government in reforming and improving the legal sector to gain back foreign investors' confidence. For the construction sector, he wishes to develop various property projects like condo-

miniums so his name will be remembered for them.

As a prominent Cambodian motivator, Dr. Monivann recommends the younger Cambodian generations to set a concrete life plan, improve their skills and knowledge, and capitalize on the opportunities they have.

For company employees, he advises them to build capacity gradually over time to reach their desired positions. "If you are reluctant with your self-improvement, and accept whatever you have, you can't prosper," he said.

For ambitious people like himself, he urges them to build themselves a fantastic future by setting up a life mission and vision that clearly reflect their current position, their future direction and the way to reach that direction by capitalizing all available resources and opportunities ■

FIRST FRANCE-CAMBODIA FORUM TOUCHES ON SUSTAINABLE CITY



Issues related to sustainable city design were discussed at a building forum that brought together five French construction-related companies, Cambodian government officials, and experts from the sector.

The discussion was organized in response to the booming construction sector in Cambodia, especially in Phnom Penh. The organizer intends to utilize the forum as an arena for French companies to explore opportunities to access this promising market.

The forum was organized by UBI-FRANCE, the French Agency for international business development that helps French companies to enter and develop partnerships in foreign markets, and hosted at the French Embassy in Phnom Penh in December 2014. Leading French companies including De-So, Interscene, AREP, Schneider Electric, and Berim exchanged insights with officials from the Ministry of Land Management Urban Planning and Construction, the Cambodia Constructors Association, and other building experts with the aim of improving sustainable planning in Phnom Penh.

These companies, whose experience and know-how are internationally renowned, introduced their expertise to their Cambodian counterparts at a time when urban development in Cambodia is facing many challenges.

Most of these companies are operating in Vietnam and some, like Schneider Electric, have representative offices in Cambodia.

AREP Ville Company is an independent enterprise which was founded in 1997 in France. Since its establishment, AREP Ville has been working in the fields of research, regional development planning, urban and rural planning, and architectural design work, as well as other architecture-related sectors. The company established its representative office in Vietnam in 2005 and has worked on many planning projects since then.

DE-SO Architecture is an award-winning office that is renowned in France and abroad. DE-SO specializes in public buildings, education, housing, urban studies and urban design. It has offices in both France and Vietnam.

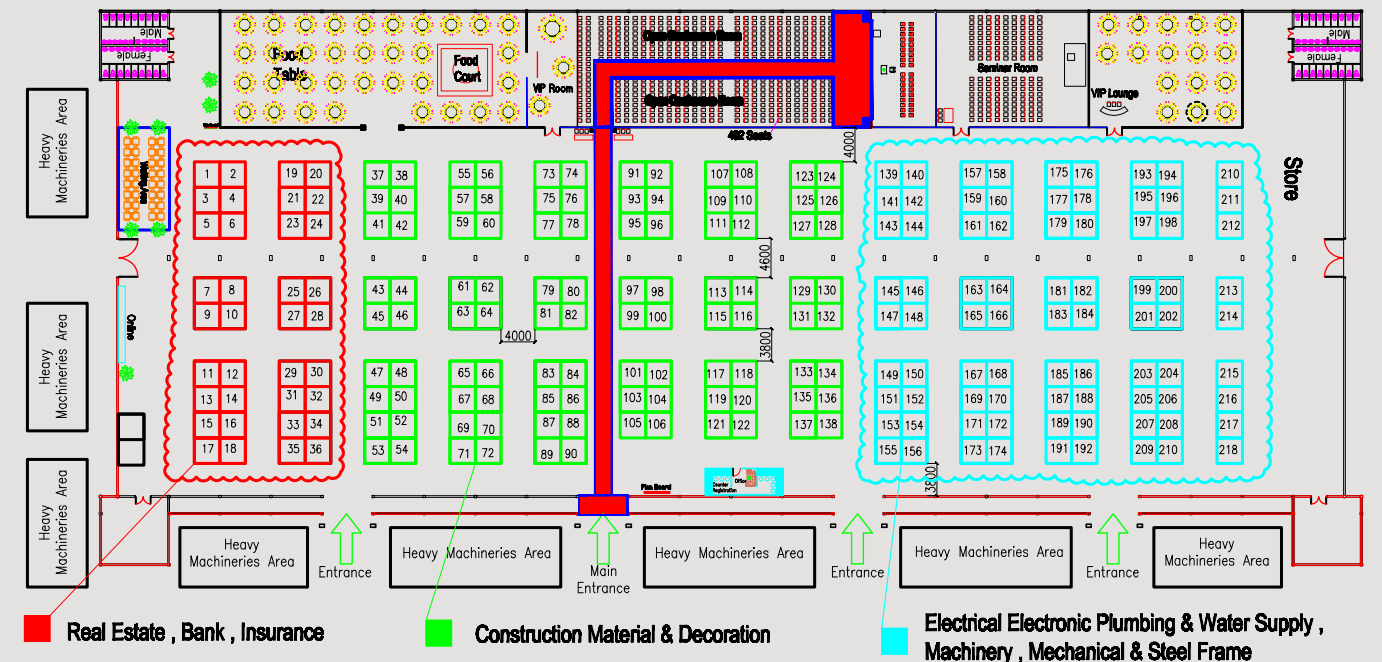
INTERSCENE is a master planning, urban planning, and landscape design firm that pilots study missions and projects in France and internationally, focusing on innovative development concepts in which plants are used as various structuring elements.

Schneider Electric is the global specialist in Energy Management. It has built a comprehensive, balanced business portfolio to deliver integrated energy management solution so that its customers can focus on their core business. It is an uncontested global leader in electric distribution, critical power and cooling services and automation & control.

With over 60 years' experience and expertise in multiple sectors, BERIM has been able to make developing countries benefit from its competences, in Asia and in Africa. Most of its international activities are related to the environmental sector, and contracts are handled by funding from the public help for development, or by private operators.



Booth Plan for 4th CCA Summit & Cambodia Construction Industry EXPO on 3-5 December 2015 at Diamond Island Convention & Exhibition Center



Booth Plan



Booth Inclusive of:

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- Electrical socket - 1

The Venue:

The Diamond Island Exhibition & Convention Center is Cambodia's premiere exhibition center located in central Phnom Penh and close to all major hotels and attractions. All halls are fitted with air cooling systems. There are supporting facilities including seminar rooms, cafés, restaurants, VIP rooms, Internet access and a high-tech security system.

Booth Booking Contact for Expo 2015 and CCA Address:

Add : Canadia Bank Tower (12th floor) #315, No 1, Str. 110 corner, St. 93, Sangkat Wat Phnom, Khan Daun Penh, Cambodia.
 Tel: (855) 23 868 222 | (855) 23 988 828 | Fax : (855) 23 988 828
 HP : (855) 96 5 811 861 (English) | HP : (855) 96 4 811 861 (Khmer - English) HP : (855) 96 3 811 861 (Khmer)
 Email : secretariatcca@yahoo.com | ccasetariatat@gmail.com | Website : www.cca.org.kh

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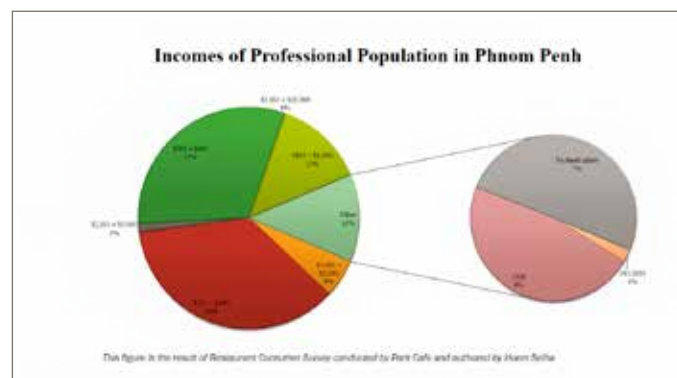
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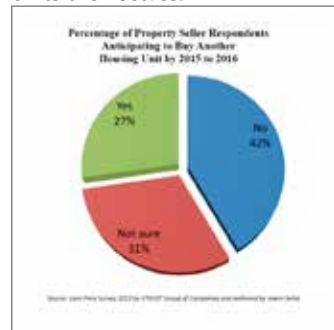
2014 PHNOM PENH CONDO STUDY RELEASED

New market research on Phnom Penh's condominium sector by global real estate agency Century 21 has identified some of the key factors behind the healthy growth of the condo market. These include; the impacts from ASEAN integration; rising incomes especially among working couples; increased population; better housing loan services; and the trend of citizens desiring a more modern lifestyle.

According to a recent study by Park Café, 13% of the professional population in Phnom Penh earns between US\$600 to US\$1,000 per month, while 6% of the population earn between US\$1,000 to US\$2,000 per month.



Released in December 2014, the report suggests the correlation between increasing demand on housing with the increased number of households, with the trend steadily shifting from extended families to nuclear families, who potentially look to buy separate housing units themselves.



This trend is backed up by the Phnom Penh land price survey in 2014 by Vtrust Group that showed up to 27% of property sellers, both of whom are real estate and non-real estate individuals, are anticipating buying another housing unit in 2015 and 2016. This may reflect a trend among home buyers of buying a house as an investment or relocating to another more desirable housing unit.

Availability of longer-term housing loans by banks has largely contributed to the rising demand for housing, since this has enabled middle-income buyers to afford installment plans for housing and condominium units. Housing loans have soared, reaching US\$330 million in 2012, growing on average 20% year-on-year. In the first two months of 2013, total housing loans grew to US\$344.5 million.

SUPPLY SIDE

By the end of 2014, the study found that only 13 completed condo projects with about 3,090 units were available on the market.

These include; De Castle-TK 24 with 300 units (2008), and De Castle-TK 83 with 200 units (2009) in Touk Kork District; and the partial completion of Camko City (R1) with 6 condominium towers out of 9 completed towers with over 1,000 units which is behind its scheduled completion date of 2010.

By 2018, the projected total supply will reach about 10,000 units with 30 condo projects, and 18 projects currently under construction. Feasibility studies for more projects are underway by Asian investors from Macau, Taiwan, Hong Kong, and others.



From 2014 onwards, the condo market is projected to grow considerably due to major developments in the eastern part of Phnom Penh such as Bali Scenery (2016), Casa Meridian (2017), D.I. Rivera (2017), Diamond One (2017), and the Bridge (2018). While the average growth rate of condominium supply from 2008 to 2014 is 20% year-over-year due to market fluctuation, from 2015 to 2018 the average growth rate of supply is projected to be more stable, growing at 40% year-over-year.



DEMAND SIDE

Demand for condominium units has increased steadily despite a current oversupply. Sales rates of units, both off-plan and post-plan, has been reported by developers as reaching an average of 70%.

However, most condominium buildings are still largely vacant due to two reasons. Firstly, many buyers are international purchasers who buy units for investment or expect to resell at a profit. Secondly, there is a slow cultural shift among the local population towards relocating to such residences.

Despite the high rate of reported sales by developers, it has been



Century 21 Cambodia partners with Keo Choronai to connect with 38,000 Century 21 Real Estate in Asia to work with international buyers



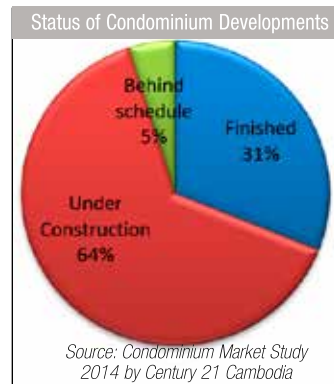
Smarter.

Bolder.

Faster.

found that some of the reported figures are based on small deposits rather than actual sales transactions where the rate remains low.

MARKET ENVIRONMENT



The condominium market is still at a nascent stage and is projected to be well-saturated within the next 10 years because the trend of moving toward a condo lifestyle is still slow. Most buyers of luxurious condo units are local and international investors who purchase for investment opportunities either to rent or resell at a profit.

Based on the study, while 5% of the projects have gone behind the schedule, 31% were already complete, and 64% are still under construction and expected to be finished between 2015 and 2018.

SIZES OF CONDOMINIUM UNITS

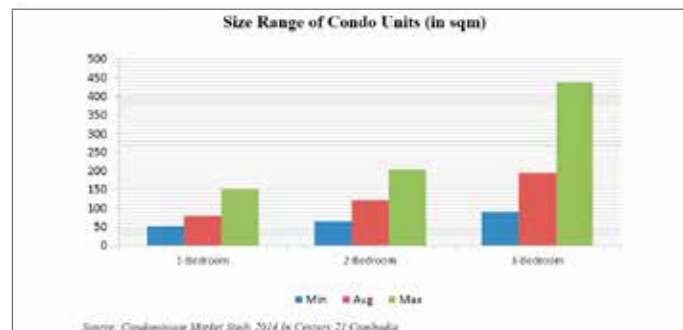
While the terms condominium and apartment may be similar elsewhere, they are legally different in Cambodia. In Cambodia, a condominium is usually a high-rise building with multi-freehold strata titles that allows for both foreign and domestic owners with ownership terms as lease hold or freehold based on location. This term is different from an apartment (usually a serviced apartment), which is usually owned by only one legal owner, serving only as rental properties.

Condominium developments in Phnom Penh come with different ranges of unit sizes. Similar to serviced apartments, the average size of one-bedroom condo unit is about 80sqm, while that of two-bedroom units is 120sqm, and three-bedroom units 190sqm.

For minimum size, one-bedroom units often come up with 50sqm, while that of two-bed room units is about 65sqm. The minimum size for three-bedroom condo units is 90sqm.

The maximum size of condominium units starts with 150sqm for one-bedroom units, while 200sqm for two-bedroom units. The three-bedroom, the units usually come up with 440sqm to 500sqm.

Penthouses are usually the same size as two and three bedroom units, though four-bedroom units are also available. De Castle Royal offers five and eight-bedroom units at between 400-500sqm.



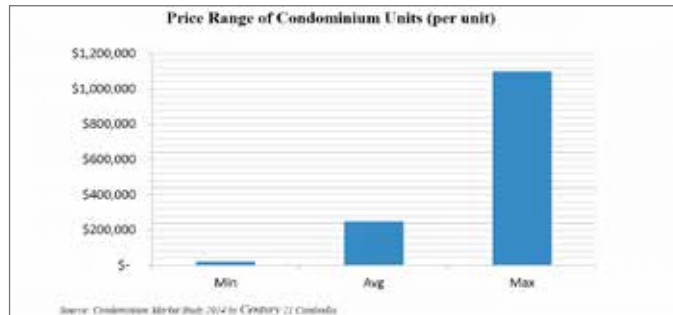
CONDOMINIUM PRICES

The average price of condominium units in Phnom Penh is about US\$1,900 per square meter. The minimum market price is US\$1,100 per square meter, while luxurious condominium developments such as The Bridge have the highest current asking prices at US\$3,300 per square meter.

By unit, the average two-bedroom unit costs US\$250,000. The minimum asking price of condominium units is \$21,000 per unit,



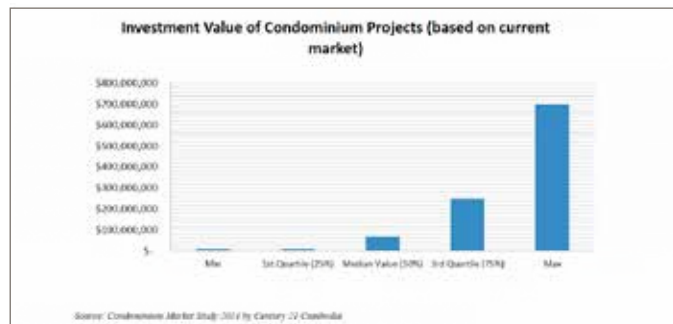
offered by Condo 999 Project, while the maximum asking price reaches slightly over US\$1 million, offered by De Castle Royal, Casa Meridian, and The Bridge.



SCALE OF CONDOMINIUM PROJECTS

Condominium developments often represent large-scale investments in residential property. The smallest condo development project cost US\$10 million while a medium-scale project requires US\$70 million, while the 75%-scaled project was about US\$250 million. The largest project ever developed has been the US\$700 million D.I. Rivera.

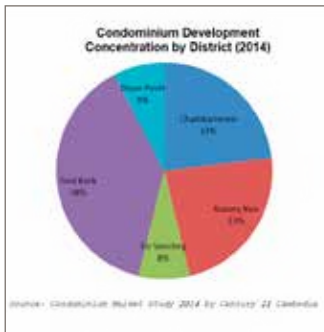
Most condo development projects in Cambodia depend on pre-sales and off-plan sales to fund the entire project.



CONDOMINIUM CONCENTRATIONS

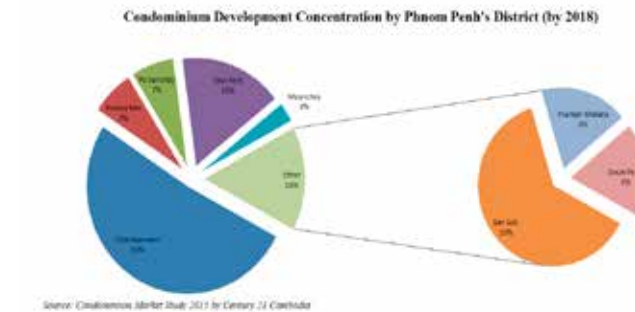
In the past six years, the development of condominiums has been concentrated in the western part of Phnom Penh, namely Toul Kork, where a number of De Castle developments were the first in the capital. Known as the most desirable residential area and home to many of the rich and elite, Toul Kork has been favored by developers thanks to its non-industrial/commercial nature.

Since then, condo developments have also shifted to the north-western part of the Phnom Penh, with Korean developer World City Co., Ltd. building "Camko City" in Toul Sangke, Russey Keo District, adjacent to Toul Kork District, which has brought thousands of units to the area.



By the end of 2014, 38% of the total condo supply was concentrated in Toul Kork District, with 23% of the major developments in Russey Keo District namely; Camko City, Galaxy Residence, and Mekong View Tower.

Although mid-high apartment buildings dominate the Boeng Keng Kang areas (Chamkarmorn), there are not many high-rise condo developments due to height permit restrictions. In Boeng Keng Kang communes, the supply of condominiums was about 23% of the completed projects. There were only 8% of the condo developments in Daun Penh District and another 8% in Po Senchey.

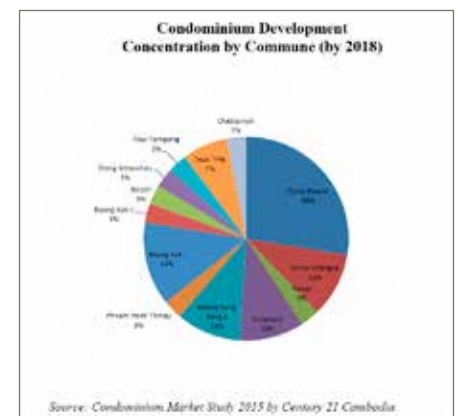


By 2018, the development of condominiums will change direction from the West to the East of Phnom Penh. More than 50% of the total condo supply will be concentrated in Chamkarmorn District, followed by 38% in Toul Kork.

By communes (Sangkat), most condominiums will be concentrated in Tonle Bassac (28%), the majority of which are on Diamond Island, and Boeng Keng Kang areas (24%). Condo developments will also be concentrated in other communes such as Olympic (10%) and Chroy Changva (10%).

The rapid shift in the direction of condominium concentration to the East is due to the recent major developments in Tonle Bassac, especially on Diamond Island, where a number of international community development projects have been mapped and due for completion within the next 5 years.

This further attracts both investment and developers to potentially map out many other projects in the eastern part of the capital.



MAJOR DEVELOPERS

Major recent condominium developments have shifted to the East of the capital including The Bridge, D.I. Rivera, Casa Meridian, Diamond One, and Bali Scenery.

In the commercial district of Phnom Penh, especially Olympic Commune, there are some recent major developments such Olympia City, Sky Villa, and Times Centre, all of which will bring about thousands of housing and condominium units ■

Building	Total Units (Residential)	Avg. Price (per sqm)	Location	Developer	Completion
The Bridge	762	US\$3,000	Tonle Bassac	Worldbridge Land, Oxley International Holdings	2017
D.I. Rivera	900	US\$2,500	Diamond Island	OCIC	2017
Casa Meridian	414	US\$2,000	Diamond Island	M.D. H.K Property	2017
Diamond One	372	US\$1,500	Diamond Island	Xin Tian Jian (Cambodia) Real Estate Development Co., Ltd., & OCIC	2017
Bali Scenery	522	\$1,500	Tonle Bassac	Bali Resort	2016

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PROPERTY TAX COLLECTION EXTENDED TO END 2014

The government has extended its deadline to collect property tax for the third time this year in response to many property owners still being unwilling to pay. After the deadlines of 30 September and 31 October passed, a new deadline of 31 December, 2014 was set.

In a notice released on 4 December, the General Department of Taxation said that while a majority of property owners had paid the tax, a minority had still yet to pay and the extension of the deadline was to ensure these outstanding dues could be collected.

The announcement also warned property owners who fail to pay the tax due or miss the deadline will be subject to penalties according to the tax laws. "They will risk facing both legal punishment and extra fines for late payment," the statement said.

Tax department officials refused to comment on the penalty procedure, the number of property owners, and the amount of tax they had collected so far. They did however report a total of US\$881 million in tax revenue collection last year, which included taxes on salaries, profits, vehicles, merchandise, services, and property.

But a lawyer at a regional tax advisory told the Khmer Times newspaper that the

penalty for late filing is more than just a slap on the wrist. He said property owners who fail to file their due taxes on time are subject to a fine of US\$500 plus between 10% and 25% of the property's due tax.

"If the government is forced to do an audit, this goes up to US\$500, plus 40% of the tax due," he said, adding that fines accrue 2% interest a month on the total tax due.

The property tax is an annual payment on homes, buildings and other structures charged at 0.1% of the property's value as estimated by an evaluation committee. The tax, introduced in 2011, applies only to property worth more than 100 million riels (about US\$25,000) located in some districts of Phnom Penh and some cities/provinces.

Property owners can pay their tax directly at the nearest city/province tax departments or at branches of Canada Bank, or ACELEDA Bank.

Speaking to the Khmer Times, ACLEDA Bank Executive Vice-President So Phonnary said that property owners had made 8,500 payments, amounting to US\$1.37 million, at ACLEDA through to the end of September.

Ms. Phonnary said she was also unaware as to why, four years since the property tax was first rolled out, some property owners are still late filing. "They

are obligated – they must pay this tax by the deadline," she said. "Maybe they didn't know [about] the deadline?"

Real estate traders generally believe that the property tax will not affect the booming real estate market if it is collected fairly.

Kim Heang, General Manager of Khmer Real Estate agrees that collection of property tax doesn't affect the market as it demonstrates the progression of the market progression in line with other nations, but also claimed it is too soon for Cambodia to implement it.

Heang, who bought a house at Borey New World worth US\$175,000 and paid the property tax of 270,000 riels (US\$67.5), observed that the property appraisal by the government didn't align with the market price.

"The real market price and the valuated price by the government are different because there are some areas that the government appraises cheaper than the real market price and other areas that the government appraises higher than the market prices. But if we generalize those public rates, it is also acceptable," he said. "However, I think the cheaper valuation is better because this kind of tax due should not be strictly implemented because it is too early for Cambodians to adapt," he added.

While Touch Samnang, Deputy-Director of OCIC, the conglomerate behind dozens of property developments, supports the law, he claimed that transparency and fairness should be ensured among all properties.

Chrek Soknim, CEO of Century 21 Vtrust believes that the property tax collection creates both positive and negative effects on this young real estate market.

"For positives, I believe the tax collection will increase the national revenue, while citizens with many buildings and land will start utilizing those properties to generate income without leaving them inactive like before. This is good for the economy," he said.

"But I am afraid some investors may hesitate to invest or trade property here due to the property tax duties while the market is rising slightly," he added.

It should be noted that the collection of property tax collection was delayed from 2012 to 2013 and now to 2014 because the majority of property owners have not been willing to accept this new tax ■

CHINESE DEVELOPER CONSIDERS \$10BN DEAL FOR AUSTRALIAN HOMEBUILDER

Chinese property developer Country Garden is negotiating to buy Meriton, Australia's largest residential builder.

Chinese construction firms' have been increasingly looking to expand outside China because of concerns over domestic overcapacity and slowing sales.

Triguboff has put a value of A\$10bn (\$8.7bn) on the company, a price tag that would make him the second richest person in Australia after the mining heiress Gina Rinehart.

A 12% rise in the value of apartments in Sydney has seen Meriton's value and

its rate of house-building increase; greatly assisted by its purchase of A\$1bn of land since January 2013. Meriton currently owns enough land to build 15,000 flats and sells about 15% of its flats to Chinese investors.

Country Garden sold \$11.9bn of property last year, mostly apartments, and is projected to turn over up to \$18.5bn next year.

Country Garden was the creation of another self-made billionaire, Yang Guoqiang, who began his career as a labourer on construction sites ■



LEED FOUNDERS WIN UN AWARD

The United Nations has highlighted the importance of energy efficient buildings in reducing carbon emissions by presenting its top environmental award to the US Green Building Council (USGBC).

The Champions of the Earth award was won by USGBC for its role in founding the globally recognised LEED green building rating system.

USGBC said in a statement that LEED certifies 1.7 million square feet of building space daily in 150 countries and territories adding that, in the US, buildings account for 40%

of energy use and that leaky, inefficient buildings incur losses of \$130bn every year. Worldwide, USGBC said, buildings are contributing as much as one third of total global greenhouse gas emissions.

"In little over two decades the USGBC has gone from 60 firms and a few not-for-profit organizations, to 76 chapters, nearly 13,000 member companies and organisations, and more than 198,000 LEED certified professionals today," said UN Under-Secretary-General and UNEP Executive Director Achim Steiner ■



KOBELCO

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Classifieds

JANUARY - FEBRUARY 2015 | ISSUE 013



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Cambodia Constructors Association (CCA)

ACF The member of Asean Constructors Federation (ACF)

CONSTRUCTION & PROPERTY

THE MAGAZINE LINKS YOURS BUSINESS SUCCESS



The Magazine that publishes the activities of Cambodia Constructors Association and Cambodia's Construction Sector.

For advertising
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EVENT | CAMBODIA



CAMBUILD

CAMBODIA INTERNATIONAL BUILDING CONSTRUCTION INDUSTRY SHOW
10 - 12 SEPTEMBER 2015 .DIECC, PHNOM PENH, CAMBODIA

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Book your booth at CMBUILD 2015 – the 5th Edition of Cambodia's Biggest International Building & Construction Exhibition & Conference which will be held from 10-12 September 2015 at the Diamond Exhibitions and Convention Center, Phnom Penh. Supported by the Ministry of Land Management, Urban Planning and Construction and the Board of Engineers, CMBUILD 2015 is the only business-to-business tradeshow that delivers over 8,000 industry professionals.

Join over 350 exhibitors including Pavilions from China, Malaysia, Singapore, Taiwan and Korea at CMBUILD 2015 – Cambodia's No.1 international Building & Construction Show.

CAMBODIA PROPERTY EXPO 2015
Cambodia Property Expo 2015

Cambodia Property Expo 2015 is scheduled on the 10 -12 September 2015 at the Diamond Island Exhibition and Convention Center.

CIVAR '15 CIVAR '15
CIVAR '15

CIVAR '15 – is scheduled on the 10 -12 September 2015 at the Diamond Island Exhibition and Convention Center.

CAMENERGY '15
CAMENERGY '15

CAMENERGY '15 is scheduled on the 10 -12 September 2015 at the Diamond Island Exhibition and Convention Center.



4th CAMBODIA CONSTRUCTORS ASSOCIATION SUMMIT & CONSTRUCTION INDUSTRY EXPO

Event name : CAMBODIA CONSTRUCTORS ASSOCIATION SUMMIT & CONSTRUCTION INDUSTRY EXPO
Start date : December 03, 2015 End date : December 05, 2015
Location : Diamond Island Exhibition and Convention Center Organizer: Cambodia Constructors Association (CCA)

The 4th Cambodia Constructors Association Summit & Construction Industry Expo is scheduled for December 3-5, 2015 at the Diamond Island Exhibition and Convention Center and will bring together professionals from the construction industry as well as government officials.

The expo will feature some 280 booths and showcase a wide range of materials and services from building materials and decoration to mechanical and electrical (M&E) equipment and technology to plumbing and water supply systems, machinery, and mechanical and steel forms. Several property development projects will be represented as well as information provided on services related to the construction and property sectors, including from real estate agencies, banks and insurers.

Exhibiting at the trade fair can bring real benefits to firms, and CCA encourages material producers and dealers, M&E material and technology suppliers, water and plumbing suppliers, property developers, real estate agencies, banks and financial institutions, architectural and interior design consultancies, insurance firms and other related businesses to sign up for booths. It will be an opportunity to meet others in the sector as well as make contacts with new customers.

Organizers predict this first Cambodian flagship building expo will attract hundreds of thousands of local and international visitors and exhibitors looking for information on the sector or seeking new business opportunities.

For more information please contact: Mr. Ya Chanthy, Tel: +855-60-66 72 72, e-mail: chanthy@construction-property.com
Mr. Tim Vutha, Tel: +855-60-88 89 44, e-mail: tim_vutha@construction-property.com
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Tel: +855-23-991 771 Fax: +855-23-991 773 e-mail: expo@construction-property.com

EVENT CALENDAR | ASIA

Event name : CHINA XIAMEN STONE FAIR 2015
Start date : March 06, 2015
Location : XICEC, Xiamen China
End date : March 09, 2015
Organizer : Xiamen Jinhongxin Exhibition Co.,Ltd
Details : Xiamen Stone Fair 2015-International Stone Fair and International Tools and Machinery Fair, considered one of the main global events for the stone and machinery segment, will be held on the same date of March 6-9, 2015.

Event name : Interior Design & Lifestyle SUMMIT
Start date : March 10, 2015
Location : Marina Bay Sands Expo, Singapore
End date : March 13, 2015
Organizer : SAFI
Details : A series of conferences will provide the opportunity for visitors to analyse key market trends, presenting the most prestigious architectural projects and underlining the importance and connections between Eastern and Western lifestyles.

Event name : WORLDBEX or The Philippine World Building and Construction Exposition
Start date : March 11, 2015
Location : World Trade Center Metro, Philippine
End date : March 15, 2015
Organizer : Worldbex Int't
Details : WORLDBEX is known for putting together over 500 exhibiting companies and more than a thousand booths in a Wi-Fi ready exhibit area of 30,000sqm ranging from building materials equipment services, construction design and development, for lining up the country's best architects and interior designers.

Event name : IFFS / AFS 2015
Start date : March 13, 2015
Location : Expo Convention & Exhibition Centre, Singapore
End date : March 16, 2015
Organizer : International Furniture Fair Singapore Pte Ltd
Details : The International Furniture Fair Singapore (IFFS), held in conjunction with the ASEAN Furniture Show (IFFS/AFS), The Décor Show and The Hospitality 360°, is regarded by industry experts as Asia's premier sourcing platform and design-led exhibition. With over three decades of experience since its inaugural event in 1981, IFFS/AFS remains the most distinctive channel for regional and international companies to penetrate the global market.

Event name : Megabuild Expo Indonesia
Start date : March 19, 2015
Location : Jakarta Convention Centre, Indonesia
End date : March 22, 2015
Organizer : PT Reed Panorama Exhibitions
Details : MEGA BUILD is the premier event for Indonesia Architecture, Interior Design and Building Industry to congregate, share and experience the latest design trends, solutions, materials, systems and technology. It will be the perfect platform for you to find business opportunities, expand your market share and penetrate into the growth of Building & Construction sector in Indonesia.

Event name : GETShow - Guangzhou Entertainment Technology Show
Start date : April 01, 2015
Location : Guangzhou City, China
End date : April 04, 2015
Organizer : Industry Association of China
Details : GETShow is a comprehensive Pro Light & Sound Exhibition hosted by Industry Association Of South China Entertainment Equipment(SCEE)and China Council for the Promotion of International Trade Guangdong Sub-Council. GETShow aims to promote the communication among manufactures and promote the development in the whole industry at the base of protecting the interests of its members and exhibitors.

Event name : BuildTech Yangon 2015
Start date : April 02, 2015
Location : Convention Centre, Myanmar
End date : April 04, 2015
Organizer : Sphere Exhibits Pte Ltd
Details : BuildTech Yangon is fast becoming the most preferred trade event in Myanmar serving the building and construction development industry with a focus on infrastructure, residential and commercial buildings, transportation, manufacturing and trading. This premier trade show promises ample opportunities during three brisk days of networking and knowledge-based sharing whilst establishing new business relationships and strengthening current ones.

EVENT CALENDAR | ASIA

Event name : CONSTECH 2015
Start date : March 27, 2015
Location : Hall 7-8, Impact Exhibition & Convention Center
End date : March 29, 2015
Organizer : Thai Constructors Association (TCA)
Details : CONSTECH 2015 is an international exhibition for the construction machinery, equipment and technology sectors to showcase highlighted products demonstrate new products and enhance connections and opportunities for their business. (See advertising page 94 for exhibitor and visitor registration detail)



Event name : InfoComm China 2015
Start date : April 08, 2015
Location : CNCC, China
End date : April 10, 2015
Organizer : InfoCommAsia Pte Ltd
Details : TInfoComm China 2015 summit will consist of both our traditional AV Industry Seminars – InfoComm University Seminar as well as Industry tracks and Manufacturers' presentations, all levels of personnel involved in AV technology will be able to benefit from the learning and networking opportunities offered.

Event name : INTERPOL World 2015
Start date : April 14, 2015
Location : Sands Expo & Convention Center, Singapore
End date : April 16, 2015
Organizer : MP International
Details : INTERPOL World is the only international security trade event that Heads of States, Governmental representatives, Chiefs of Police of 190 INTERPOL member countries and at least 450 key decision makers from INTERPOL with law enforcement community will attend. The leading business platform for over 250 local and international manufacturers and 8,000 trade and professional visitors from international police organizations, law enforcement agencies and corporate security professionals

Event name : ONEBUILD@JB 2015
Start date : April 23, 2015
Location : EXPO @ DANGA CITY MALL, Malaysia
End date : April 26, 2015
Organizer : One International Exhibition Sdn Bhd
Details : OneBuild@JB is dedicated as one-stop sourcing and trading platform which is specially designed for the local and international industrial professional to explore business opportunities and obtain the most updated solution in building, construction and infrastructure sectors. It aims to provide better opportunity for the industries players to enhance their competitiveness through experience sharing and building relationship with foreign companies engaged in these sectors.

Event name : ILED Lighting Products & Technology in 2015 in Thailand
Start date : May 21, 2015
Location : Hall 2-4, Impact Exhibition & Convention Center, Thailand
End date : May 24, 2015
Organizer : IMPACT exhibition management Co., Ltd
Details : The show will be hosted by The Electricity Generating Authority of Thailand (EGAT) along with IMPACT Exhibition Management Co., Ltd. and MEX Exhibitions Pvt. Ltd., will congregate more than 350 exhibitors in over 15,000 sqm of exhibit space. LED Expo Thailand 2015 will showcase innumerable products on display ranging from LED raw materials and components to manufacturing equipment and displays. LED decorative lighting is a new exhibit category that is being introduced at the show.

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Ref:CPL-S1806
 Villa for sale
 L - size: 12m x 20 m
 B - size: 9,5m x 17,5 m
 Bedroom: 4
 Bathroom: 4
 Parking: 2
 Price: USD 380,000
 Location: Boeng Kak I



Ref:CPL-S1864
 Villa for sale
 L - size:
 B - size: 800sqm
 Bedroom: 8
 Bathroom: 7
 Parking: 7
 Price: USD 1,500,000
 Location: Boeng Kak I



Ref:CPL-S1859
 Villa for sale
 L - size: 500sqm
 B - size: 120sqm
 Bedroom: 4
 Bathroom: 5
 Parking: 5
 Price: USD 490,000
 Location: Boeng Kak II



Ref:CPL-S24853
 Villa for sale
 L - size: 600sqm
 B - size:
 Bedroom: 4
 Bathroom: 5
 Parking:
 Price: USD 520,000
 Location: PPT



Ref:CPL-S25069
 Land for sale
 L - size: 2,000sqm
 B - size:
 Bedroom:
 Bathroom:
 Parking:
 Price: USD 260,000
 Location: Prek Thmey



Ref:CPL-S24955
 Land for sale
 L - size: 100,000sqm
 B - size:
 Bedroom:
 Bathroom:
 Parking:
 Price: USD 5,000,000
 Location: Chaom Chau



Ref:CPL-S24950
 Land for sale
 L - size: 10,000sqm
 B - size:
 Bedroom:
 Bathroom:
 Parking:
 Price: USD 6,300,000
 Location: PPT



Ref:CPL-S24914
 Land for sale
 L - size: 600sqm
 B - size:
 Bedroom:
 Bathroom:
 Parking:
 Price: USD 380,000
 Location: PPT

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LAND FOR SALE Size 20ha, 2km North of Airport, Phnom Penh Price: Open Price	Best for Condo and Hotel Development Land Size 2200m ² Monivong Blvd, Phnom Penh Price: Open Price
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ALMIX ALMIX ASIA/ASPHALT EQUIPMENT PTE., LTD.
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[e]: sales@camroof.com.kh
[w]: www.camroof.com.kh

Cambodia Marble & Granite

[a]: N°3A, St. Chea Sim, 12100, Phnom Penh
[m]: (855-16) 878 896
[e]: cambodiastone@gmail.com
[w]: www.cambodiastone.com

CAMKO PILE & PLUS ENTERPRISES CO., LTD.

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

CAMBODIAN CHEMICAL SUPPLY CO., LTD.

[a]: N°1001, St.148, Phum Sleng Roluong, 12102, Phnom Penh
[t]: (855-23) 885 657
[f]: (855-23) 885 657
[e]: soumsambath@gmail.com
[w]: www.cam-paint.com

CCW - Construction Chemicals World

[a]: N°19D, St.271, Phnom Penh
[t]: (855-23) 223 268
[f]: (855-23) 223 269
[e]: sales@ccw.com.kh
[w]: www.fosroc.com

Cellop International Co., Ltd.

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

Chhay Heng Supply Building Material

[a]: N°168, St.598, Phnom Penh
[t]: (855-23) 992 677
[f]: (855-23) 990 846
[e]: hong.ly598@yahoo.com

Chheav Hok Supply Steels & Transport

[a]: N°106Eo, St.245, 12310 Phnom Penh
[t]: (855-23) 216 118
[f]: (855-23) 720 172
[e]: sales.ch@hqtrading.com

Chip Mong Group Co., Ltd.

[a]: N°137B, St.245, 12304 Phnom Penh
[m]: (855-92) 218 060/61
[f]: (855-23) 210 155
[e]: info@chipmonggroup.com
[w]: www.chipmonggroup.com

CM - Chung Meang Trading Co., Ltd.

[a]: N°40ABC, St.245, 12305 Phnom Penh
[t]: (855-23) 993 919
[f]: (855-23) 993 929
[e]: chungmeang@yahoo.com
[w]: www.chungmeang.com

CPAC (Cambodia) Co., Ltd.

[a]: N°100, National Road 2, Phnom Penh
[t]: (855-23) 982 017
[m]: (855-16) 945 999
[e]: cmccinfo@cementhai.co.th

D' Furniture

[a]: N°36-38, Mao Tse Tong Blvd, 12305 Phnom Penh
[p]: (855-23) 210 067
[m]: (855-17) 808 080 / 85 444 444
[e]: info@dfurniture.com.kh
[w]: www.dfurniture.com.kh

Dat Hoa Trading (Cambodia) Co., Ltd.

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

DEG - Dynamic E Group Ltd. (DAB)

[a]: N°18ABC, St.110, Phnom Penh,
[t]: (855-23) 992 299
[e]: info@degolution.com
[w]: www.deg.com

DHINIMEX CO., LTD

[a]: N°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

Dimension International Corp

[a]: N°478, St.245, 12157 Phnom Penh
[t]: (855-66) 785 555
[f]: (855-66) 888 114
[e]: info@dimensionic.biz

ECM Co., Ltd.

[a]: N°129-131, St. 217, 12160 Phnom Penh
[t]: (855-23) 882 733
[f]: (855-23) 882 738
[e]: jitengr@jit.com.kh
[w]: www.jit.com.kh

Envotech Co., Ltd.

[a]: 249-253H, NR No 6A, 12112, PO Box 931, Phnom Penh
[t]: (855-23) 430 748
[m]: (855-23) 430 236
[e]: sarak@envotech.org
[w]: www.envotech.org

EMT (ENGINEERING MATERIALS TRADING CO., LTD.)

[a]: N° 68, St. 598, Phnom Penh Thmey, Kh. Sen Sok, Phnom Penh
[t]: (855-23) 51 44 888
[f]: (855-23) 218 339
[e]: pengleng@emtcambodia.com
[w]: www.emtcambodia.com

Environmental Sanitation Cambodia (ESC)

[a]: No. 6B, St. 187, 12306 Phnom Penh
[t]: (855-23) 218 084
[m]: (855-17) 919 927
[e]: contact@escambodia.org
[w]: www.escambodia.org

ESCORT IMPORT-EXPORT(CAMBODIA)CO., LTD

[a]: N° 001 Block C1, Ly Thuong Kiet St., Ward7, Dist. 11, Hochiminh City, Vietnam
[m]: (848) 3 853 4256
[t]: (848) 3 957 2968
[e]: info@escort.com.vn
[w]: www.escort.com.vn

Europe Home Décor & Tiles

[a]: N°364Eo, St.274, Phnom Penh
[t]: (855-23) 222 217
[f]: (855-23) 222 216
[e]: hokseng@euhomedecorantiles.com
[w]: www.eurhomedecorantiles.com

Fulin Wooden

[a]: N°246-250, St.217, 12306 Phnom Penh
[t]: (855-23) 6555 161
[e]: fulin_fulin@yahoo.com

G Holdings Company Ltd GW Design

[a]: N°12, St.392, 12300, Phnom Penh
[t]: (855-23) 214 421
[f]: (855-23) 214 421
[e]: info@g-holdings.com.kh
[w]: www.g-holdings.com.kh

Galaxy Real Estate & Construction

[a]: N°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

German Hardware Supply Co., Ltd.

[a]: N°19B, St.432, Phnom Penh
[t]: (855-23) 215 354
[e]: info@german-hardware.com
[w]: www.german-hardware.com

GREEN LAKE CO.,LTDD

[a]: No.189, Road Samdech Chea Sim, Chres Village, 12101, Phnom Penh
[t]: (855-78) 777 683/ 76 5555 456
[e]: greenlake_11@hotmail.com
[w]: www.greenlake.com.kh

GOOD TOP MACHINERY (CAMBODIA) CO., LTD

[a]: N°525, NR. #4, 12405 Phnom Penh
[m]: (855-11) 558 337
[t]: (855-88) 362 4 727
[e]: beauvoirtheng@gmail.com

GES CAMBODIAN CO., LTD

[a]: N°942, St. 128, 12156 Phnom Penh
[t]: (855-23) 868 222
[f]: (855-23) 988 823
[e]: seihavin@gescambodian.com

HCC Group Co., Ltd.

[a]: N°50, St.214 corner St.63, 12211, Phnom Penh
[t]: (855-23) 222 001
[m]: (855-12) 772 916
[e]: info@hcc.com.kh
[w]: www.hccgroups.com

Heng Lim Stainless Steel Trading

[a]: N°167A, St. 217, 12304 Phnom Penh
[t]: (855-16) 777 792
[m]: (855-12) 252 592

HENG ASIA

[a]: N°22, St. 245, 12305 Phnom Penh
[t]: (855-23) 218 995-7
[f]: (855-23) 218 339
[e]: info@hengasia.com
[w]: www.hengasia.com

HENG NGUON CO., LTD.

[a]: N°6-7, St. 614, 12152 Phnom Penh
[t]: (855-23) 882 593
[f]: (855-23) 882 953
[e]: heng_nguon9@yahoo.com
[w]: www.hengnguon.com

Heng Lim Stainless Steel Trading

[a]: N°167A, St. 217, 12304 Phnom Penh
[m]: (855-16) 777 792
[t]: (855-12) 252 592

Heng Sreng Hong Import Export Co., Ltd.

[a]: N°244, St.245, 12352 Phnom Penh
[t]: (855-23) 225 777
[f]: (855-23) 882 738
[e]: cambodiaglass@hengsrenghong.com
[w]: www.hengsrenghong.com

Hoang Long Mekong Group

[a]: N°10E1, St.296, Phnom Penh
[t]: (855-23) 6383 789
[e]: hoanglongmekongpic@gmail.com
[w]: www.hoanglonggroup.com

Home Rachana

[a]: N°191, Mao Se Tong Blvd. Phnom Penh
[t]: (855-23) 222 363
[m]: (855-15) 828 282
[e]: info@homerachana.com
[w]: www.homerachana.com

Home Decor Center Co., Ltd.

[a]: N°153B-155C, St.245, Phnom Penh
[t]: (855-23) 219 670-2
[f]: (855-23) 994 577-8
[e]: homedecorcenter@everyday.com.kh
[w]: www.homedecorcenter.com.kh

Hout Chhay Construction Materials

[a]: N°48-50Eo, St.217, Phnom Penh
[t]: (855-23) 218 286
[f]: (855-23) 218 286
[e]: houtchhay@yahoo.com
[w]: www.houtchhay.com

HONGKONG FUJI ELEVATOR CO.,LTD

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

HSC HSC Co., Ltd

[a]: N° 63, St. 315, S12152, Phnom Penh
[t]: (855-23) 885 027
[f]: (855-12) 847 006
[e]: info@hsc.com.kh
[w]: www.hsc.com.kh

Infratech (Cambodia) Co., Ltd.

[a]: N°43B, St.271, 12307 Phnom Penh
[t]: (855-23) 997 118
[f]: (855-23) 997 127
[e]: c.narith@infratech.com
[w]: www.infratech.com

INOVAR (CAMBODIA) PTE LTD.

[a]: No.149 AEo, Mao Tse Tong Blvd., 12308 Phnom Penh
[t]: (855-23) 222 336
[f]: (855-17) 391 188
[e]: francis@inovarfloor.com
[w]: www.inovarfloor.com

IPE (Cambodia) Pte., Ltd.

[a]: N°0344, Hanoi St.1019, Phnom Penh
[t]: (855-12) 988 328
[f]: (855-23) 988 329
[e]: ipe.cambodia@yahoo.com

ISI Steel Co., Ltd.

[a]: N°195-197-199-201, St. 217, Phnom Penh
[t]: (855-23) 881 888
[f]: (855-23) 885 318
[e]: sales@isisteel.com.kh

ITALIAN DECOR ART CO., LTD

[a]: N°9A, St. 163, 12253, Phnom Penh
[t]: (855-17) 601 558
[f]: (855-16) 543 402
[e]: chhorvorn5@gmail.com
[w]: www.italiandecorart.blogspot.com

JCMNippon Private Ltd.

[a]: N° 224, Mao Tse Toung (St. 245) 12306, Phnom Penh
[t]: (855-23) 211 854
[f]: (855-23) 214 067
[e]: hsreng@online.com.kh
[w]: www.jcmnippon.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.ppicontractors.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

RTD ENTERPRISE PTE LTD.
 [a]: N°30-32, St. 271, 12102 Phnom Penh
 [t]: (855-23) 883 005
 [f]: (855-16) 725 550
 [e]: info@rtdcambodia.com
 [w]: www.rtdcambodia.com

RMA Cambodia - E & C Office
 [a]: N°04075, Maida St.2004, PhnomPenh
 [t]: (855-23) 882 464-5
 [f]: (855-23) 882 472
 [e]: ecsales@rmagroup.net
 [w]: www.rmagroup.net

BOSCH ROBERT BOSCH (CAMBODIA) CO., LTD
 [a]: Unit 4B, Premier Office Centre, N° 184 Munireth Blvd., Phnom Penh
 [t]: (855-23) 966 660
 [f]: (855-23) 966 660
 [e]: andre.dejong@bosch.com
 [w]: www.bosch.com.kh

Ruiher Asia Construction Holding Group
 [a]: N°147, St.245, 12160 Phnom Penh
 [m]: (855-98) 551 398
 [e]: chenpanhe@hotmail.com

SCG Trading (Cambodia) Co., Ltd.
 [a]: N°100, NR#2, 12354 Phnom Penh
 [t]: (855-23) 990 401-5
 [e]: sctcambodia@camshin.net
 [w]: www.scctrading.com

SEARA SPORTS ENGINEERING AND RECREATION ASIA (CAMBODIA) CO., LTD.
 [a]: N°142 (Canned Building), Norodom Blvd, 12300, Phnom Penh
 [t]: (855-23) 211 615
 [f]: (855-23) 211 617
 [e]: Servcambodia@searasports.com
 [w]: www.searasports.com

Sika (Cambodia) Ltd.
 [a]: N°96, St.338, 12309, Phnom Penh
 [t]: (855-23) 215 198
 [f]: (855-23) 222 367
 [e]: sales@kh.sika.com
 [w]: www.sika.com

Sieng Sokha Construction Co., Ltd.
 [a]: N°42BC, St.245, 12306 Phnom Penh
 [t]: (855-23) 6666 469
 [e]: info@sskconstruction.com
 [w]: www.sskconstruction.com

SMART-ACON TRADING CO.,LTD
 [a]: No. 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

Substrate Technology Incorporated (Cambodia) Co., Ltd.
 [a]: N°26-28, St.271, Kh. Sen Sok, Phnom Penh
 [t]: (855-23) 884 327
 [e]: stic@substratechnology.com

SUN HOUR GROUP
 [a]: N°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

XINCHU TASHEN GREEN TECH CO., LTD.
 [a]: N°31, St.Northbridge, Sk. Teuk Thla, Kh. Sen Sok, Phnom Penh
 [t]: (855-23) 881 968
 [f]: (855-23) 881 967
 [e]: info@tashengreen.com
 [w]: www.tashengreen.com

Tai Heng Industrial Co., Ltd.
 [a]: N°400Eo, Mao Tse Toung Blvd, 12150, Phnom Penh
 [t]: (855-23) 882 020
 [e]: sales@taihengsteel.com
 [w]: www.taihengsteel.com

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

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

TKS GROUP CO., LTD.
Thakita makter Makna
 [a]: N°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]: N°281, St. Preysar, 12401, Phnom Penh
 [t]: (855-23) 222 803
 [m]: (855-12) 222 803
 [e]: info@troconstruction.com
 [w]: www.troconstruction.com

Ty Thai Henglong Supply Construction Materials
 [a]: N°22Eo, St.245, 12305 Phnom Penh
 [t]: (855-23) 218 346
 [f]: (855-23) 221 772
 [e]: ty_thai_henglong@yahoo.com
 [w]: ty.thaihenglong@gmail.com

United Mercury Group
 [a]: No.48, NR#4, 12405 Phnom Penh
 [t]: (855-23) 729 217
 [f]: (855-23) 729 219
 [e]: umg@umg.com.kh
 [w]: www.umg.com.kh

Vatanak Piseth Co., Ltd.
 [a]: N°26A, St.199, 12309 Phnom Penh
 [t]: (855-23)222 844
 [f]: (855-23) 222 655

VTJ Vinh Tuong Plc.
 [a]: N°60E1, St.110, 12155 Phnom Penh
 [t]: (855-23) 885 567
 [f]: (855-23) 885 255
 [e]: vtjplc@vtj.com.kh
 [w]: www.vtj.com.kh

VANNIN CO., LTD.
 Import-Export & Automobile
 [a]: N°870, St. Northbridge, Sk. Toeuk Thla, Kh. Sen Sok, Phnom Penh
 [t]: (855-17) 876 168
 [e]: mvannak168@gmail.com
 [w]: www.duefa.de

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

WIKI TRADE COMPANY LTD.
 [a]: N° 857 St.Russian Federation, Sk. Toeuk Thla, Kh. Sen Sok, Phnom Penh.
 [t]: (855-23) 887 168
 [f]: (855-23) 883 786
 [e]: info@wikitrade.com.kh
 [w]: www.wikitrade.com.kh

Zamil Steel Buildings Vietnam Co.,Ltd
 [a]: N°17, St.334, 12302 Phnom Penh
 [t]: (855-23) 220 140
 [f]: (855-23) 220 140
 [e]: zscambodia@online.com.kh
 [w]: www.zamilsteel.com.vn

Insurance Company Listing

ASIA Insurance (Cambodia) Plc.
 [a]: No.5, St.13, 12202 Phnom Penh
 [t]: (855-23) 427 981
 [f]: (855-23) 216 969
 [e]: email@asiainsurance.com.kh
 [w]: www.asiainsurance.com.kh

CAMINCO Cambodia National Insurance
 [a]: No.28, St.116/13, 12202 Phnom Penh
 [t]: (855-23) 722 043
 [f]: (855-23) 427 810
 [e]: info@caminco.com.kh
 [w]: www.caminco.com.kh

CAMPU LONPAC INSURANCE PLC.
 [a]: N° 23, St. 114, Campu Bank Building, 7th Flr., 12209, Phnom Penh
 [t]: (855-23)966 966/998 200/986 279
 [f]: (855-23) 986 273/986 308
 [m]: (855-16) 810 999/820 999
 [m]: (855-17) 799 902/799 903
 [e]: enquiries@campulonpac.com.kh
 [w]: www.campulonpac.com.kh

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

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

FORTE FORTE INSURANCE (CAMBODIA) PLC.
 We build confidence
 [a]: N°325, St.245, 12150 Phnom Penh
 [t]: (855-23) 885 066
 [f]: (855-23) 986 922
 [e]: info@forteinsurance.com
 [w]: www.forteinsurance.com

Infinity General Insurance Plc.
 [a]: N°126, Norodom Blvd., Phnom Penh
 [t]: (855-23) 999 888
 [f]: (855-23) 999 123
 [e]: info@infinity.com.kh
 [w]: www.infinity.com.kh

Trade and Service Listing

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

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

EUROLOG SURVEYS (CAMBODIA) LTD.
LLOYD'S AGENCY IN CAMBODIA
 [a]: N°168KA, St.598, 12105 Phnom Penh
 [t]: (855-23) 996 566
 [f]: (855-23) 996 567
 [e]: cambodia@eurogal-surveys.com
 [w]: www.eurogal-surveys.com

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

GLOBAL LINK SERVICE PTE LTD
 Worldwide Transportation and Logistics
 [a]: N°168KA , St.598, S12105, Phnom Penh
 [t]: (855-23) 998 805
 [f]: (855-23) 998 807
 [e]: por-sour@qls.com.kh
 [w]: www.qls.com.kh

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

CENTURY 21 CAMBODIA
 [a]: N°113, St.Mao Tse Toung Blvd (245), Phnom Penh
 [t]: (855-23) 966 711
 [e]: info@century21.com.kh
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DFDL Mekong legal and Tax adviser
 [a]: N°33, St.294 Corner of St. 29, Phnom Penh
 [t]: (855-23) 210 400
 [f]: (855-23) 214 053
 [e]: davy.kong@dfd.com

Dusit Realty Co., Ltd
 [a]: N°2A, St.118-120, Phnom Penh
 [t]: (855-23) 722 475
 [m]: (855-17) 855 598
 [e]: sokhaphally@yahoo.com

Real Estate Company Listing

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

ANNACAM PARTNERS CO., LTD.
 [a]: SunCity, No. 255, St. 51, Corner of St.370, 12306 Phnom Penh
 [m]: (855-12) 215 240
 [m]: (855-12) 833 290
 [e]: anna@annacampartners.com
 [w]: www.investment-cambodia.asia

Asia Real Estate Cambodia Co., Ltd.
 [a]: N°B52-B54, St.199, Phnom Penh
 [t]: (855-23) 699 997
 [e]: info@arc.com.kh
 [w]: www.arc.com.kh

Khmer Real Estate Co., Ltd
 [a]: N°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]: N°20B, St.294, 12301 Phnom Penh
 [t]: (855-23) 6324 834
 [f]: (855-23) 6324 834
 [e]: info@cvea.org.kh
 [w]: www.cvea.org.kh

CBRE CB Richard Ellis (Cambodia) Co., Ltd
 [a]: N° 495, St. 93 Phnom Penh Tower 9th Flr., Phnom Penh
 [t]: (855-23) 964 099
 [f]: (855-23) 964 088
 [e]: cambodia@cbre.com
 [w]: www.cbre.com.kh

Cambodia Angkor Real Estate
 [a]: N°61, Sothearos Blvd., Phnom Penh
 [t]: (855-23) 994 979
 [e]: roshay@angkorrealestate.com
 [w]: www.angkorrealestate.com

Cambodia Estate Agent., Ltd
 [a]: N°36, St.240, Daun Penh, Phnom Penh
 [t]: (855-23) 990 366
 [f]: (855-23) 990 366
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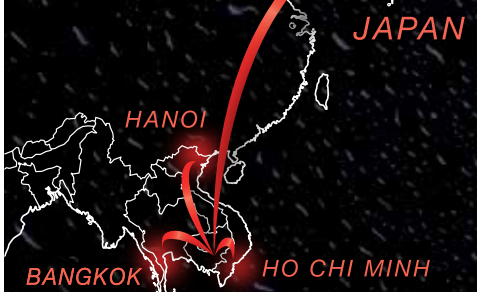
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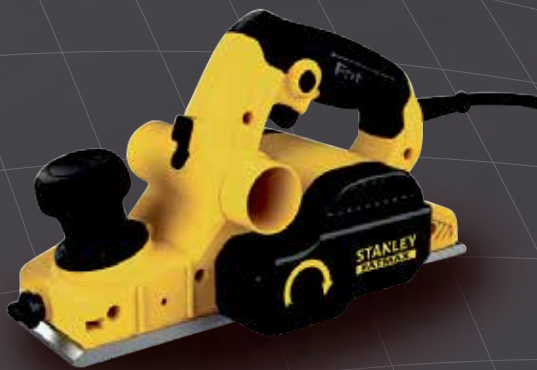
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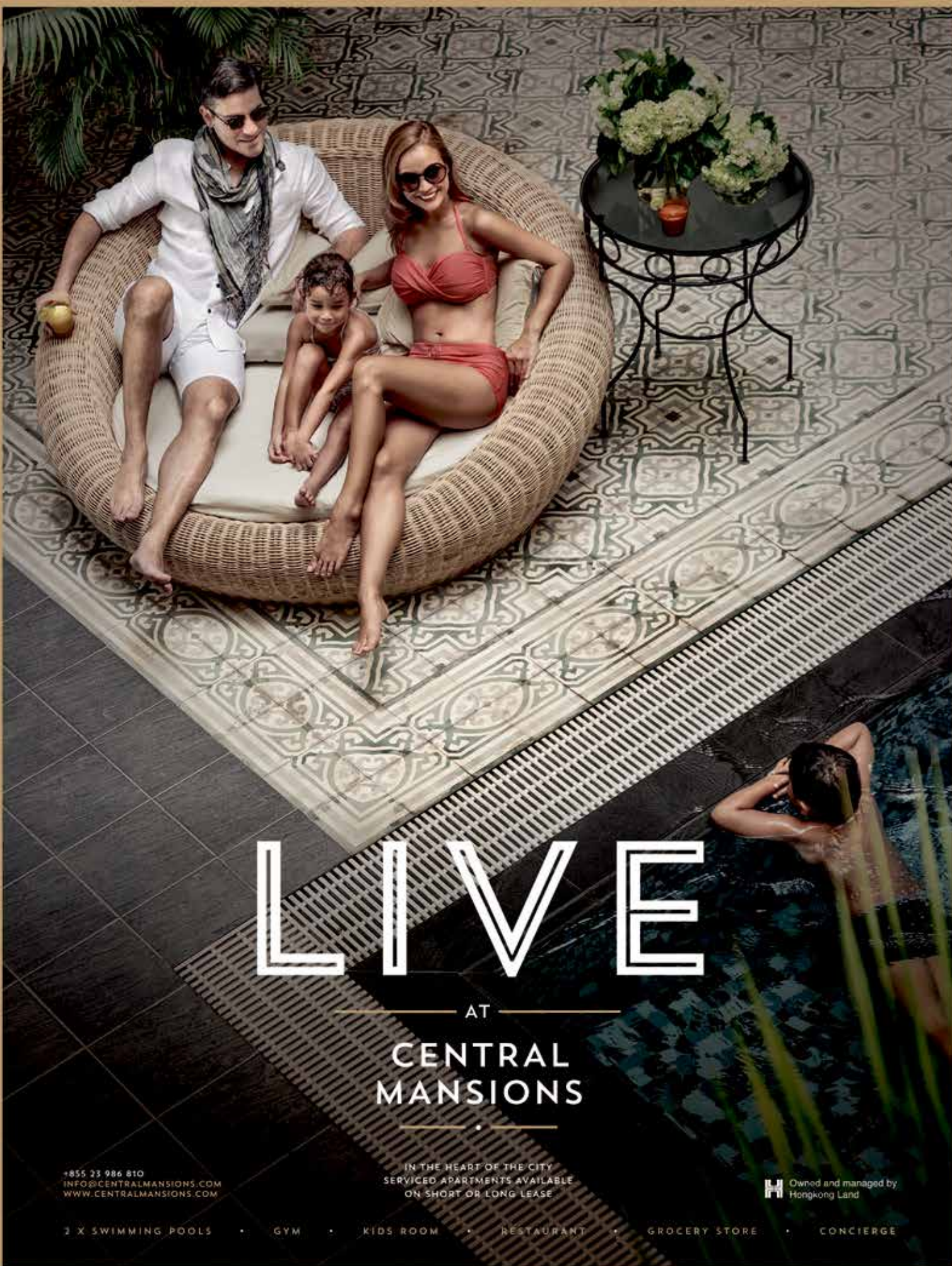
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