



FEBRUARY 2022

## 重要里程碑

## KEY MOVEMENT

### Wonder Development joins hands with Shanghai Baoye The new beginning of the tallest luxury condominium in Cambodia

Wonder Development has dedicated to working with international renowned construction partners, constructing the tallest luxury condominium with top technology and craftsmanship. Wonder Development has officially appointed Shanghai Baoye, one of the largest state-owned enterprises in China, to be the main contractor of MESONG tower. Shanghai Baoye, established in 1950s, has been the key subsidiary of China Metallurgical Group and China Minmetals Corporation, the notable enterprises under FORTUNE 500. Shanghai Baoye is a large nationally owned enterprise in possession of super grade and top qualifications as main contractor for both building and metallurgical works. With their comprehensive experience and strength of handling overseas large-scale construction and high-rise projects, Shanghai Baoye has been constructed various Cambodia landmark projects at different height including 4F-class Phnom Penh International Airport. When starting the business in Cambodia since 2014, Shanghai Baoye has been making relentless efforts in its penetration, expansion, and achieving strong brand value and leading role in the market rapidly. Nowadays, Shanghai Baoye is the top enterprise in construction industry. With such positive cooperation between Wonder Development and Shanghai Baoye, MESONG project has entered to the leapfrog stage of development, building the luxury condominium together and creating remarkable living experiences to Cambodia.

### 盈達發展與央企龍頭上海寶冶合作正式啟動 聯手打造柬埔寨最高摩天豪宅

盈達發展以締造柬埔寨嶄新奢華生活體驗為使命，致力與國際級建築夥伴合作，應用業內頂尖技術及優質工藝，為建造柬埔寨最高豪宅項目而努力。日前盈達發展正式與全國最大央企之一——上海寶冶展開合作，上海寶冶正式加入金匯 MESONG 建築團隊，成為柬埔寨金匯 MESONG 大廈綜合體建築承辦商。上海寶冶是世界 500 強企業中國中冶及中國五礦集團旗下的骨幹企業，始建於上世紀五十年代，擁有建築工程、冶金工程、施工總承包特級資質，曾於柬埔寨多次承接地標建築及超高層項目，擁有完善處理海外大型項目的實力和經驗，包括金邊 4F 級新國際機場等。上海寶冶在柬埔寨市場擁有豐富品牌價值和卓越影響力，自於 2014 年入柬發展以來，一直在柬埔寨市場深耕細作，平穩快速發展，已成為當地房建施工企業中的佼佼者和引領者。是次盈達發展及上海寶冶的合作，將為金匯 MESONG 項目迎來了跨越式發展，聯手打造柬埔寨尊尚頂級豪宅項目，重新定義當地優質居家典範。



## 工地現場

## SITE SNAPSHOT

As the tallest building in Cambodia, MESONG has held high requirement for technical standards and construction quality to the finest details. With the efforts of the professional construction team, Citykey has successfully laid out the foundation of 192 piles with depth in 70m and has handed over the construction sites to the Shanghai Baoye in good shape. Shanghai Baoye has completed the poured concrete cushion and the concrete filling between the B2F diaphragm wall

and the structural wall. The project has started the construction stage of the foundation raft waterproof layer and the protective waterproof layer accordingly. MESONG construction team will continue to work with our partners and consultants in full throttle to build the safest and tallest luxury condominium in Cambodia, while upholding the professional spirits.

金匯 MESONG 貴為柬埔寨最高建築，對技術水準以及施工質素均有極高要求，經過盈達發展專業建築團隊—城啟的努力，已成功完成佈置超深樁多達 192 支，深入地底多達 70 米，並與上海寶冶完成工地移交程序。上海寶冶工作人員已完成混凝土墊層全部澆築以及 B2F 連續牆與結構牆之間填充混凝土；工程亦已進入基礎筏板防水層和防水保護層施工階段。金匯建築團隊將繼續秉承專業精神，與合作夥伴日夜兼程，打造柬埔寨最安全及最高端的摩天豪宅。

活動精華

EVENT HIGHLIGHTS

Celebrating the auspicious year of the tiger

盈達與你共慶吉祥虎年新春



Marvelous CNY decoration in Sales Centre  
新年裝飾點綴銷售中心

To greet our customers with best wishes and blessings in this joyous and delightful Lunar New Year, we have decorated our sales centre with traditional Chinese style to impress our visitors.

我們特意以中國傳統賀年主題裝飾金邊銷售中心，為客戶及來賓獻上節日祝福。



MESONG booth sharing luxury lifestyle in AEON Mall  
thematic booth in Phnom Penh  
金邊AEON Mall特備展位 分享頂級奢華生活態度

During the Chinese New Year festival, MESONG has delicately set up the thematic CNY booth in AEON Mall to celebrate the fortunate season, delivering the MESONG themed red pockets and premium gifts to the customers and participants. Under the festive mood of the occasion, the MESONG representatives have received loads of the enquiries and interacted actively with the visitors, who expressed strong interests in the Asia modern quality lifestyle brought by MESONG. As the fully recovery of the Phnom Penh city and urban traffic, more and more customers can access to the brand-new living standard in the tallest building of Cambodia, while exploring in the intricately designed thematic booth of MESONG.

於新春節日期間，金匯MESONG特別於AEON Mall設立農曆新年主題展位，並製作金匯MESONG利是封及禮品分發予現場客戶及來賓，共同分享虎年祝福心意。金匯MESONG團隊與大家交流甚歡，現場賀年氣氛熾熱，詢盤蜂擁而至，對金匯MESONG所呈獻的亞洲當代優質生活均感濃厚興趣。隨著金邊市面回復正常，人流漸多，相信未來將有更多客戶可參觀金匯MESONG精心設計的主題展位，獲得柬埔寨最高摩天豪宅的嶄新居家體驗。



洞悉先機

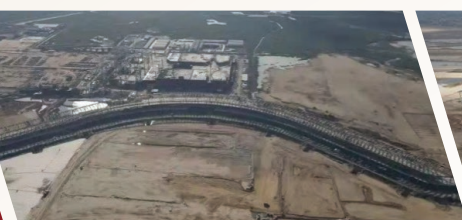
INSIGHTS

Capped main structure of the terminal of the new Phnom Penh International Airport  
The convenient transportation network boosts up the Cambodia market

On January 24, 2022, the main structure of the terminal of Cambodia's new Phnom Penh International Airport, which was built by the third Bureau of China Construction, was completely capped. The new airport is located about 20 kilometers south of Phnom Penh and covers an area of 2600 hectares. It is the highest 4F airport in the world across Kandal province and Takeo provinces. It is reported that after the main structure of the main terminal of the new airport is capped, it will soon enter the large-scale construction of steel roofs. With increased inflow of visitors along with the completion of the new airport in 2023, the economy growth and property market will be further boosted up in satisfying speed.

新金邊國際機場航站樓主體封頂 柬埔寨未來交通便利 刺激樓市經濟發展

2022年1月24日，由中建三局承建的柬埔寨新金邊國際機場航站樓主體結構全面封頂。新機場位於金邊市以南約20公里，佔地面積2600公頃，橫跨乾丹省和茶膠省，為全球最高4F級機場，據悉，新機場主航站樓主體結構封頂後，即將進入鋼結構屋蓋大面積施工環節，整個新機場預計在2023年竣工。隨著新機場的落成，更多客流量將湧入柬埔寨，進一步刺激當地經濟發展及樓市增長。





# 發掘金邊 DISCOVER PHNOM PENH

## Promising growth as manufacturing hub with lowest operating cost Cambodia economy is rising star among ASEAN countries

Cambodia has the lowest operating costs among nine countries in Asia that are recognized as major manufacturing hubs, according to Asia-Pacific business transformation consultancy TMX. TMX looked at Cambodia, India, Indonesia, Malaysia, Myanmar, the Philippines, Singapore, Thailand, and Vietnam for its “The Great Supply Chain Migration – Breaking down the Cost of Doing Business in Asia” report published in November.

The consultancy conducted a comparative analysis of the nine countries using a variety of cost and condition indicators. The average total operating costs for a manufacturing firm in Cambodia ranges from US\$65,313-220,125 per month, versus Singapore at US\$366,561-853,450 and Thailand at US\$142,344-291,730, the report said.

“Cambodia is suitable for manufacturing operations in sectors such as textiles and garments, footwear, and resource-based processing, which offers the lowest costs” the report said. Moreover, it also offers the most affordable warehouse rental rates, at US\$2.5 and US\$3.4 per sqm per month, the report added. Cambodia remains one of the most attractive countries with prediction to be the leader in growth among ASEAN countries. It is believed that FDI to the country will keep surging in the coming decade, which will further accelerate the demand on the local property market.

## 營運成本低造就亮麗發展前景 柬埔寨將於東盟各國耀眼新星

根據亞太商業轉型諮詢公司TMX的數據，柬埔寨被公認為九個亞洲主要製造中心國家中運營成本最低的一國。TMX在去年11月發布的「供應鏈大遷移——降低在亞洲經商的成本」報告中考察了柬埔寨、印度、印度尼西亞、馬來西亞、緬甸、菲律賓、新加坡、泰國和越南。該諮詢公司使用各種成本和條件指標對九個國家進行了比較分析。

報告稱，柬埔寨一家製造公司的平均總運營成本每月為\$65,313-\$220,125美元之間，而新加坡為\$366,561-\$853,450美元，泰國為\$142,344-\$291,730美元。

報告稱：「柬埔寨適合紡織和服裝、鞋類和原材料加工等行業的製造業務，這些行業的成本最低。」報告補充說，當地倉庫租金也十分適合營商，每月每平方米2.5美元和3.4美元。柬埔寨是東盟中最具吸引力的國家之一。IMF國際貨幣組織更預測，柬埔寨將於2026年成為東盟國家增長之冠，相信未來十年，流入該國的外商直接投資將繼續激增，這將進一步加速本地房地產市場的需求。



Developer 發展商



កម្ពុជាធិបតេយ្យមានរដ្ឋ ឧត្តរាជរដ្ឋាភិបាល  
加華銀行融資項目  
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