



MEDIA RELEASE

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CPG CONSORTIUM APPOINTED TO DEVELOP MASTER PLAN FOR MYANMAR'S KYAUK PHYU SPECIAL ECONOMIC ZONE

Consortium will also open invitations for submission of expressions of interest for phase one of development

Singapore, 7 July 2014 – A Singapore-based consortium led by CPG Consultants Pte Ltd has been appointed to develop the master plan that will guide the development of Myanmar's Kyauk Phyu Special Economic Zone (KP SEZ).

CPG Consortium, comprising CPG Consultants Pte Ltd, DTZ Debenham Tie Leung (SEA) Pte Ltd (DTZ), Ernst & Young Solutions LLP (EY), Global Maritime And Port Services Pte Ltd (GMAPS), and PM Link Pte Ltd (PM Link), will oversee the master planning of the site. Their scope also includes providing consultancy for the market positioning of KP SEZ, marine and port studies, and financial planning. CPG Consortium will also be responsible for calling for a tender to seek the right investors to provide sustainable solutions for the economic zone until 2036.

Kyauk Phyu, in western Myanmar, is one of three Special Economic Zones (SEZs) earmarked for development by the Government of the Republic of the Union of Myanmar; the other two are Dawei in the south of the country and Thilawa (near Yangon).

The agreement was signed with the Kyauk Phyu Special Economic Zone Management Committee, and the consortium is working closely with the Bid Evaluation and Awarding Committee (BEAC), which represents the Myanmar government, on the tender and selection process, as well as the KP SEZ Working Committee, to drive the project. Local Rakhine and Kyauk Phyu communities will also be involved throughout the project.

Opening New Frontiers for Myanmar

Strategically located at the geographic centre of three economically vibrant and dynamic markets – China, India, and ASEAN – Myanmar is positioned to serve as a trade corridor that will connect the twelve Asian economies.

Besides offering great proximity to these regional markets, the economic zone of Kyauk Phyu itself plays a vital role in creating access to Myanmar's largely untapped hinterland with an overall population of more than 60 million inhabiting a land area twice the size of Vietnam.

"We believe Kyauk Phyu has the necessary conditions for a thriving economy which will generate immense socio-economic benefits for Myanmar as a whole. We hope to attract a pool of international investors who will take a long-term view in its development potential," said Mr Aung Kyaw Than, Joint Secretary, Bid Evaluation and Awarding Committee.



“The development will be environmentally sensitive, stimulating the economy while promoting job creation and income generation for the region of Kyauk Phyu and beyond. It will also boost the development of local industries with high growth potential, such as construction and fisheries,” said Mrs Nina Yang, Executive Director (Urban Planning) of CPG Consultants.

She added: “With CPG’s expertise in urban planning and sustainability, and our role in laying the foundation for Singapore’s urban planning infrastructure, our master plan offers a similar Singapore development framework for KP SEZ to grow.”

CPG Consortium Calls Phase One Tender for Kyauk Phyu Special Economic Zone

CPG Consortium will invite interested firms to submit their Expressions of Interests in July 2014 for phase one of the economic zone which will include three key elements – development of a deep sea port, an industrial park, and an integrated residential area with education, healthcare, and recreational facilities.

Open to investors and developers from all countries, successful parties will undertake the integrated responsibility of financing, providing infrastructure, marketing and leasing of the respective projects that they are awarded.

The tender process will be conducted in two stages. In the first stage, parties can express their interest. Shortlisted companies will then be invited to submit their proposals in the second stage. The development of phase one is expected to start in 2015. More information on the tender process can be found on www.kpsez.org.

Key Aspects of the Development

In addition to the development of a deep-sea port, an industrial park, and an integrated residential area, the Myanmar government is undertaking substantial infrastructure investments to upgrade the existing road network in KP SEZ. A new power plant and power lines are also under construction.

KP SEZ will also be environmentally sustainable. The master plan foresees Environmental Impact Assessments to reduce the environmental impact.

When fully developed, the KP SEZ will see the introduction of other industrial clusters such as food processing, a supply base, and general manufacturing industries. There will also be port and land-based logistics.

About CPG Consortium

CPG Consortium is led by CPG Consultants, a subsidiary of home-grown development consultancy firm CPG Corporation (CPG Corp), which offers a comprehensive suite of services ranging from urban planning, architecture to engineering, project management, construction management, and facilities management, with a holistic, integrative, and collaborative approach.

Its partners in the consortium are DTZ, EY, GMAPS and PM Link, the latter also a subsidiary of CPG Corp specialising in project management.



CPG Consultants provide services in master planning, GMAPS is responsible for conducting marine and port studies, DTZ provides the market positioning for the residential area, and EY carries out the financial planning and tender process. PM Link will be in charge of the project management services of the consortium.

For media enquiries, please contact:

Hsu Lin
Ninemer Public Relations P L
hsulin@ninemer.com
+65 6534 8020 | +65 9720 6119

Louann Wong
Ninemer Public Relations P L
louannwong@ninemer.com
+65 6534 7992 | +65 9728 8771

CPG Consortium

Our consortium comprises five international consulting firms who are each leaders in their respective fields of expertise. CPG Consultants in building and infrastructure development and management services; DTZ in market analysis, financial analysis, and feasibility studies; GMAPS in port logistics and engineering, and port and terminal management; EY in project financing, business planning, business incentives, and business modelling; and PM Link in risk management, budget and cost control as well as project management.

CPG Consultants Pte Ltd

Leading the consortium is CPG Consultants, a subsidiary of CPG Corporation, the corporatised entity of the former Public Works Department of Singapore. CPG Corp has contributed to the development and management of many distinguished landmarks in Singapore and across the globe since 1833. CPG Consultants provides the full spectrum of professional design and development consultancy services. Its comprehensive range of services includes Urban Planning & Design, Architectural Design, Green Design, Landscape Design, Civil & Structural Engineering, Mechanical & Electrical Engineering, Environmental Engineering, Infrastructure Engineering, Transportation Engineering, and Quantity Surveying Services. Over the years, CPG Consultants has built up a strong track record and a diverse project portfolio in over 25 countries, with Singapore, China, India, ASEAN, and the Middle East as its key markets.

DTZ Debenham Tie Leung (SEA) Pte Ltd

DTZ is a full-service real estate consulting company which started in 1784, and provides occupiers and investors around the world with end-to-end property solutions comprising, amongst others, leasing agency and brokerage, investment and asset management, valuation services, integrated property and facilities management, project management, and an award winning research and consulting service that leverages on a global network and perspective backed by in-depth understanding of local markets. Today, DTZ has 24,200 employees operating across 208 offices in 52 countries worldwide.



Global Maritime and Port Services Pte Ltd

GMAPS is an international marine, logistics/SCM, port and engineering consultancy company with extensive experience and exposure in ASEAN, Far East, South Asia, Middle East and Africa. GMAPS is poised and competent in providing comprehensive Port Public-Private Partnership (PPP) advisory, tender process management and technical services.

Ernst & Young Solutions LLP

EY is a multi-national professional services firm and is commonly known as one of the "Big Four" accounting firms in the world. EY provides assurance (financial audit), taxation, business advisory and transactions advisory services to our clients. At present, we have about 167,000 people based in over 700 offices in 150 different countries. EY is committed to doing its part in building a better working world. The insights and quality services we deliver help build trust and confidence in the capital markets and in economies over the world. We develop outstanding leaders who lead teams to deliver on our promises to all our stakeholders. In doing so, we play a critical role in building a better working world for our people, clients and our communities.

PM Link Pte Ltd

PM Link is an independent project management services company under the CPG Corporation group of companies. PM Link started as a project management unit in 1989 under the former Public Works Department of Singapore. PM Link has been representing and partnering both private and public sector clients in the management of complex projects involving multiple stakeholders in Singapore, ASEAN and China. PM Link has managed and successfully delivered over 200 projects with varying complexities and challenges since 2001. The multitude of projects which the team has worked on includes Healthcare, Industrial & Logistics, Security & Courthouses, Residential, Education, Hospitality & Leisure, Office, Commercial & Retail, etc.