Infrastructure development is said to be the cornerstone in creating an integrated economic community as it enhances growth, narrows development gaps, promotes integration and community building, enhances competitiveness, condones deeper cultural and social understanding, improves people mobility, and most importantly, enhances connectivity.

Though ASEAN clearly has its shortcomings in this regard, there have been many success stories in recent times – and plenty of opportunities that lie in the region’s budding infrastructure sector. We have already seen major developments in ASEAN’s Transport Strategic Plan (2016 - 2025) to transform ASEAN into a high-growth center through infrastructure development focused on transport and connectivity (see page 5).

The Asian Development Bank (ADB) estimates that ASEAN will require USD110 billion per year in infrastructure spending till 2025. Apart from the ADB, major institutions like the World Bank, the Asian Infrastructure Investment Bank, and Japan’s Bank for International Cooperation among others, have all shown great interest in the development of ASEAN since the turn of the decade, and this interest is ever increasing.

As Asian cross border trade and demand increases, financial markets develop, and ASEAN regulators continue to cooperate on various regional issues toward harmonization, ZICO Law’s Regional Practice Group on Projects & Resources sees it an opportune time to launch its ASEAN Insiders Series on Projects & Resources, a series of publications highlighting news and views from our Insiders across the region on the many sub sectors that make ASEAN’s infrastructure and natural resources market.

We have seen a multitude of initiatives from individual ASEAN members encouraging private investment and leveling the playing fields in infrastructure sub-sectors, capital market development and integration, increased spending on infrastructure and other reforms to open up ASEAN markets and boost GDP growth. We have also seen expansions to public transport systems, airport upgrades, green energy and social infrastructure booming across the region, in developed markets and especially in emerging ones.

Our ASEAN Insiders Series on Projects & Resources aims to keep you up to date with all these sub sectors and more, as the region implements its Master Plans to fully integrate the economic community through infrastructure development.*

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ASEAN’s physical infrastructure is critical to the ASEAN Economic Community’s goal of establishing a single market and production base. Cross-border roads, power lines, railways and maritime development will help propel the community forward. This will boost existing and new value chains or production networks.

Source: 19th ASEAN Finance Ministers’ Meeting. Kuala Lumpur, Malaysia. 2015. Speech by ADB President Takehiko Nakao

**| Land Ownership in ASEAN |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Private ownership of land</td>
<td>Yes</td>
</tr>
<tr>
<td>Foreign ownership of land</td>
<td>Yes</td>
</tr>
<tr>
<td>Any lands reserved for locals/natives</td>
<td>Yes</td>
</tr>
<tr>
<td>Can lands be used as security for financing?</td>
<td>Yes</td>
</tr>
<tr>
<td>Ownership of building on land permissible?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

* We are also pleased to announce that we have simultaneously released the Renewable Energy sub-chapter of our ASEAN Insider’s Series on Projects & Resources. Please contact us at clientcommunication@zicoholdings.com if you would like a copy.

Afriyan Rachmad
Head of Projects & Resources Regional Practice Group, Partner, Indonesia
afriyan.rachmad@zicolaw.com
## A brief overview of land law regimes in ASEAN

### Who, what, and how flexible is the Law?

### Conditions for foreign ownership

<table>
<thead>
<tr>
<th>Cambodia</th>
<th>Laws / Regulations</th>
<th>Conditions for foreign ownership</th>
</tr>
</thead>
</table>
| • Minister of Economy & Finance;  
• Ministry of Land Management, Urban Planning and Construction;  
• Ministry of Agriculture, Forestry and Fisheries;  
• Ministry of Environment;  
• The Council for Land Policy;  
• The Cadastral Commission; and  
• The Council for the Development of Cambodia. | • Constitution 1993, amended 1999;  
• Land Law 2001;  
• Civil Law 2011;  
• Law on foreign ownership 2010; and  
• Law on investment 1994, amended 2003 | Foreign ownership not permissible. |

<table>
<thead>
<tr>
<th>Indonesia</th>
<th>Laws / Regulations</th>
<th>Conditions for foreign ownership</th>
</tr>
</thead>
</table>
| The Ministry of Agrarian and Spatial ("MNAS")  
National Land Agency (Badan Pertanahan Nasional – BPN) | • 1945 Constitution  
• Indonesian Civil Code  
• Land on Agrarian 1960  
• Law on Building 2002  
• Law on investment 2007  
• Regulations on Right to Cultivate, Build, & Use  
• Regulations on Industrial Area 2015  
• Regulations on Exploitation of Land’s Right to use and build for Joint Venture for foreign investment 1992 | Foreigners may only be granted a right to use land. Conditions only apply when transferring such right.  
Foreign-owned companies (PMA) however can own land with Right to Build, Right to Cultivate or Right to Use Title. |

<table>
<thead>
<tr>
<th>Laos</th>
<th>Laws / Regulations</th>
<th>Conditions for foreign ownership</th>
</tr>
</thead>
</table>
| • Land Department of the Ministry of Natural Resources and Environment; and  
• Land Offices of the Department of Natural Resources and Environment. | • Land Law No.04/NA 2003;  
• Law on Investment Promotion No.02/NA 2009 and Implementing Decree. | • Registered Capital requirement of USD500,000;  
• Land not more than 800 sq. meters.;  
• For residential or business purposes; and  
• Authorized to hold land use rights. |

<table>
<thead>
<tr>
<th>Malaysia</th>
<th>Laws / Regulations</th>
<th>Conditions for foreign ownership</th>
</tr>
</thead>
</table>
| • Department of Director General of Land and Mines (State and Federal level);  
• Land and Mines Office; and  
• District Land Offices. | • National Land Code 1965;  
• Contracts Act 1950;  
• Specific Relief Act 1950;  
• Malay Reservation Enactment;  
• Strata Titles Act 1985;  
• Strata Management Act 2013;  
• Housing Development (Control and Licensing) Act 1966; and  
• Economic Planning Unit’s Guidelines on the Acquisition of Properties. | Foreign ownership of land is subject to:  
• State authority’s approval;  
• Equity and paid up conditions if FDI restrictions are triggered; and  
• Levy and moratorium depending on location of the land. |

<table>
<thead>
<tr>
<th>Myanmar</th>
<th>Laws / Regulations</th>
<th>Conditions for foreign ownership</th>
</tr>
</thead>
</table>
| • Ministry of Agriculture, Livestock and Irrigation;  
• Farmland Management Body;  
• Settlement of Land Records Department;  
• Ministry of Natural Resources and Environmental Conservation;  
• Department of Urban and Housing Development; and  
• City Development Committees. | • Constitution of the Republic of the Union of Myanmar 2008;  
• Vacant, Fallow and Virgin Land Management Law 2012;  
• Farmland Law 2012;  
• Land Acquisition Act 1894;  
• Special Economic Zone Law 2014;  
• Foreign Investment Law 2012; and  
• Transfer of Immovable Property Restriction Act 1987 | The transfer of immovable property to a foreign person or company is expressly prohibited. |

<table>
<thead>
<tr>
<th>Singapore</th>
<th>Laws / Regulations</th>
<th>Conditions for foreign ownership</th>
</tr>
</thead>
</table>
| • Singapore Land Authority  
• Urban Redevelopment Authority  
• Jurong Town Corporation  
• Housing and Development Board  
• Controller of Housing  
• Controller of Residential Property and Residential Property Advisory Committee | • Land Titles Act (Chapter 157)  
• Land Titles (Strata) Act (Chapter 158)  
• State Lands Act (Chapter 314)  
• Land Acquisition Act (Chapter 152)  
• Registration of Deeds Act (Chapter 269)  
• Residential Property Act (Chapter 274)  
• Sale of Commercial Properties Act (Chapter 281)  
• Planning Act (Chapter 232)  
• Conveyancing and Law of Property Act (Chapter 61) | Foreign ownership for vacant residential land or landed property is only allowed with the prior approval of the Minister of Law. |

<table>
<thead>
<tr>
<th>Thailand</th>
<th>Laws / Regulations</th>
<th>Conditions for foreign ownership</th>
</tr>
</thead>
</table>
| • The Department of Land of the Ministry of Interior; and  
• Land Offices in each province. | • Thai Land Code;  
• Civil & Commercial Code;  
• Investment Promotion Act, 1977  
• Industrial Estate Authority Act, 1979  
• Land Reformation and Agricultural Act, 1975 | Land must be utilized within one year of obtaining title.  
For lands obtained through specific legislation (eg. Investment Promotion Law), land must be sold or transferred within 1 year of end of promotion period. |

<table>
<thead>
<tr>
<th>Vietnam</th>
<th>Laws / Regulations</th>
<th>Conditions for foreign ownership</th>
</tr>
</thead>
</table>
| • The Government;  
• The Ministry of Natural Resources and Environment;  
• People’s Committees at all levels; and  
• Departments and offices of natural resources and environment. | • The Constitution 2013; and  
• The Land Law No. 45/2013/QH13. | Land use must be for investment projects in Vietnam only. |
<table>
<thead>
<tr>
<th><strong>Land classifications</strong></th>
<th><strong>Categories of land</strong></th>
<th><strong>Proof of ownership/interest</strong></th>
<th><strong>Types of land titles</strong></th>
<th><strong>Protection of interests</strong></th>
<th><strong>Payments to be made on acquisition</strong></th>
<th><strong>Selling land, repatriation and other costs</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Cambodia</strong></td>
<td><strong>Indonesia</strong></td>
<td><strong>Laos</strong></td>
<td><strong>Malaysia</strong></td>
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<td></td>
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</tr>
<tr>
<td>• Private Land;</td>
<td>• Private land;</td>
<td>• Urban zone;</td>
<td>• Agricultural land;</td>
<td></td>
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<tr>
<td>• State Public Land;</td>
<td>• State land;</td>
<td>• Rural zone;</td>
<td>• Building Land;</td>
<td></td>
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</tr>
<tr>
<td>• State Private Land;</td>
<td>• Tanah Bengkok (village land); and</td>
<td>• Special and Specific Economic Zones.</td>
<td>• Industrial Land;</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>• Common Land; and</td>
<td>• Tanah Ulayat (Adat land - land held by a traditional law community in a certain area).</td>
<td></td>
<td>• State Land;</td>
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<tr>
<td>• Indigenous Land.</td>
<td></td>
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<td>• Alienated Land;</td>
<td></td>
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</tr>
<tr>
<td><strong>Residential land;</strong></td>
<td><strong>Residential Area;</strong></td>
<td><strong>Land title issued by the Department of Natural Resources and Environment.</strong></td>
<td><strong>State Land Map (state-owned land);</strong></td>
<td><strong>Parties may protect their interest in land by lodging any of the following types of caveats:</strong></td>
<td><strong>Transfer fees;</strong></td>
<td><strong>Unless the property is one which has already been imposed with a restriction in interest, there are no restrictions to sale of property or repatriation by foreigners in Malaysia.</strong></td>
</tr>
<tr>
<td><strong>Agricultural land; and</strong></td>
<td><strong>Industrial Area;</strong></td>
<td></td>
<td><strong>Land Title; and</strong></td>
<td><strong>Private caveat;</strong></td>
<td><strong>Stamp duty; and</strong></td>
<td><strong>Costs include:</strong></td>
</tr>
<tr>
<td><strong>Protected areas.</strong></td>
<td><strong>Forestry Area;</strong></td>
<td></td>
<td><strong>Land Use Right Certificate.</strong></td>
<td><strong>Registrar’s caveat;</strong></td>
<td><strong>Registration fees.</strong></td>
<td><strong>Real property gains tax.</strong></td>
</tr>
<tr>
<td></td>
<td><strong>Specific Economic Zone.</strong></td>
<td></td>
<td></td>
<td><strong>Lien holder’s caveat; and</strong></td>
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</tr>
<tr>
<td><strong>Soft Title;</strong></td>
<td>• Right of ownership title (Hak Milik);</td>
<td></td>
<td></td>
<td><strong>Trust caveat.</strong></td>
<td></td>
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<tr>
<td>• Hard Title (more widely recognized); and</td>
<td>• Right to build title (Hak Guna Bangunan);</td>
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<tr>
<td>• Land Management and Administration Project (LMAP) Title.</td>
<td>• Right to cultivate (Hak Guna Usaha); and</td>
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<td></td>
<td>• Right to use (Hak Pakai).</td>
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<tr>
<td><strong>Registration of land use rights;</strong></td>
<td><strong>Securing the original certificate of land title;</strong></td>
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<tr>
<td><strong>Real security rights granted under the Civil Code; and</strong></td>
<td><strong>Registration of owner’s name in Land Book Registry;</strong></td>
<td></td>
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<tr>
<td><strong>Hypothecs and pledges - secures repayment of debt in</strong></td>
<td><strong>Securing a conditional transfer of land title/escrow agreement; and</strong></td>
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<tr>
<td><strong>preference of other creditors.</strong></td>
<td><strong>Ensuring original certificate of land title describes title as legally transferred.</strong></td>
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</tr>
<tr>
<td><strong>Registration of land titles</strong></td>
<td><strong>All land transactions must be registered with the Department of Natural Resources and Environment.</strong></td>
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<tr>
<td><strong>Proof of ownership/interest</strong></td>
<td><strong>Payments to be made on acquisition</strong></td>
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<tr>
<td><strong>Types of land titles</strong></td>
<td><strong>Selling land, repatriation and other costs</strong></td>
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<tr>
<td><strong>Protection of interests</strong></td>
<td><strong>Costs include:</strong></td>
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<tr>
<td><strong>Payments to be made on acquisition</strong></td>
<td><strong>The sale must comply with Sub-Decree 129 on Leasing and Transferring State Properties.</strong></td>
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<tr>
<td><strong>Selling land, repatriation and other costs</strong></td>
<td><strong>Costs include:</strong></td>
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<tr>
<td><strong>Costs include:</strong></td>
<td><strong>Stamp duty;</strong></td>
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<tr>
<td><strong>Stamp duty;</strong></td>
<td><strong>Registration fees;</strong></td>
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<tr>
<td><strong>Stamp duty;</strong></td>
<td><strong>Search fees;</strong></td>
<td></td>
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</tr>
<tr>
<td><strong>Tax on immovable property.</strong></td>
<td><strong>Land deed official fees;</strong></td>
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<tr>
<td><strong>Land deed official fees;</strong></td>
<td><strong>Land and Building Rights Acquisition Tax (5%);</strong></td>
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<td></td>
</tr>
<tr>
<td><strong>Land and Building Rights Acquisition Tax (5%);</strong></td>
<td><strong>Non-tax State Revenue (varies);</strong></td>
<td></td>
<td></td>
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<tr>
<td><strong>Non-tax State Revenue (varies);</strong></td>
<td><strong>Value added tax.</strong></td>
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<tr>
<td><strong>Value added tax.</strong></td>
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<tr>
<td>Myanmar</td>
<td>Singapore</td>
<td>Thailand</td>
<td>Vietnam</td>
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<tr>
<td>• Freehold land – may be leased;</td>
<td>• Freehold</td>
<td>• State Land;</td>
<td>• Agricultural land;</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>• Grant land - may be leased;</td>
<td>• Estates in fee simple</td>
<td>• Private Land.</td>
<td>• Non-agricultural land; and</td>
<td></td>
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</tr>
<tr>
<td>• Farm land – contractual farming permitted</td>
<td>• Estates in perpetuity</td>
<td>• Under the general city plan, the</td>
<td>• Unused land.</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>• Vacant, Fallow and Virgin land –</td>
<td>• Leases</td>
<td>land of Thailand is divided into</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>may be leased; and</td>
<td>• Temporary occupation licences</td>
<td>10 zones as follows:</td>
<td></td>
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<tr>
<td>• Special Economic Zone land.</td>
<td>• Tenancy agreements</td>
<td>- yellow: low density residential</td>
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<td></td>
<td></td>
<td>area;</td>
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<td>- orange: medium density</td>
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<td></td>
<td></td>
<td>residential area;</td>
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<td>- brown: high density residential</td>
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<td></td>
<td></td>
<td>area;</td>
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<td></td>
<td></td>
<td>- red: commercial area;</td>
<td></td>
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<td></td>
<td></td>
<td>- purple: industrial area;</td>
<td></td>
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<td></td>
<td></td>
<td>- violet: warehouse area;</td>
<td></td>
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<td></td>
<td></td>
<td>- white with green diagonal:</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>rural and agricultural</td>
<td></td>
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<td></td>
<td></td>
<td>conservation area;</td>
<td></td>
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<td></td>
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<td>- green: rural and agricultural</td>
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<td></td>
<td></td>
<td>area;</td>
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<td></td>
<td></td>
<td>- light brown: Thai art and</td>
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<tr>
<td></td>
<td></td>
<td>cultural conservation area; and</td>
<td></td>
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<td></td>
<td></td>
<td>- blue: government institutes,</td>
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<td></td>
<td></td>
<td>public utilities and amenities</td>
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<td></td>
<td></td>
<td>area.</td>
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</tbody>
</table>

Zoning Areas
- Residential
- Residential with commercial at 1st storey
- Commercial & Residential Hotel
- Business Park
- Business
- Residential / Institution
- Transport Facilities
- Agriculture
- Reserve Site
- Special Use

Land maps, land records and registered documents relating to the land from the Registration of Deeds office or any other relevant government authority depending on the type of land.

The Land Register and Register of Deeds, and Certificates of Title are conclusive evidence of the true position of the proprietor of the land and proof of ownership.

By Land Title Deed which can be obtained from the relevant Land Office.

- Certificate of right or ownership;
- Provisional certificates; and
- Any legitimate document proving a right to use.

Title Deed;
- Land Title System: Registered or titled land
- Deed System: Unregistered or Deeds Land

- Title Deed;
- Certificate of Utilization;
- Pre-emption Certificate; and
- Claim Certification.

None are open to foreigners except under special conditions.

Land use rights are granted by:
- Allocation;
- Lease; and
- Recognition.

Statutory easements;
- Statutory charges; and
- Caveats.

The Civil & Commercial Code protect land owners and their right to enjoyment of their land.

Rights must be registered with the relevant Land Office if they are to be given protection.

Obtain a Land Use Right Certificate.

Certain disputes regarding land may be referred to competent authorities.

- Ownership transfer fees;
- Stamp duty; and
- Special Business Tax.

- Registration fees;
- Stamp duty; and
- Special Business Tax.

Approval is not required upon selling.

Costs include:
- Ownership transfer fees;
- Stamp duty; and
- Withholding tax; and
- Special Business Tax.

If the land use right is transferred together with the real estate project, approval is required.

Costs include:
- Registration fees; and
- Income tax.

1. Must be approved by the Tribunal.
2. This said, court intervention at any stage of an international arbitration is strictly limited.

Land maps, land records and registered documents relating to the land from the Registration of Deeds office or any other relevant government authority depending on the type of land.

Registration fees.

Non-testamentary instruments which create, declare, assign, limit or extinguish any right in immovable property shall be registered.

Costs include:
- Stamp Duty

Save for the restrictions on the sale of land to foreigners, there are no restrictions to sale of properties or repatriation.

Costs include:
- Income tax (if the person is deemed to be trading in properties); and
- Seller’s stamp duty (if disposal of property is within 4 years of acquisition).
Major Connectivity Enhancements in ASEAN

1. Malaysia
   Klang Valley Mass Rapid Transit (MRT) System
   3 MRT lines are being built across the Klang Valley - the Circle Line, looping around Kuala Lumpur city and the Red and Green Radial Lines, covering a 20 km radius in the southeast-northwest direction from the city centre.

   East Coast Expressway
   Currently phases 1 and 2 connect Karak (KL-Karak Expressway) to Kuala Nerus. Future Phases 3 and 4 shall connect Kuala Nerus to Khotha Baru and Gambang to Johor Baru respectively.

2. Thailand
   Extension of the MRT lines
   The Purple Line (Bang Yai-Bang Sue), which is in the process of system installation, is expected to begin test runs by the end of 2016. The Blue Line extension of Hua Lampong – Bang Khae and Bang Sue-Tha Phra, the Green Line extension of Mo Chit-Saphan Mai – Khu Khot and Bearing – Samut Prakan, and the Red Line extension of Bang Sue – Rangsit are all expected to be completed by 2019.

   North-South Expressway
   New 21 km North-South Expressway linking city centre to the north-south corridor of Singapore (SG$7-8 billion)

3. Vietnam
   Ninh Binh – Thanh Hoa - Nghinh Son Route of the North -South Highway
   Located at Ninh Binh and Thanh Hoa provinces spanning 121.12 km with 6 lanes and with an investment value of USD$1.867 billion

   Railway into Hai Phong International Airport
   Located at Haiphong, East of Hanoi in the North of Vietnam. Spanning 57 kms with double tracks and with an investment value of USD$1.6 billion

4. Indonesia
   Trans-Sumatra Highway Project
   Approximately 2,508.5km highway to connect the north of Sumatra (Aceh) to the south of Sumatra (Lampung), running through major cities, such as Medan, Padang, Palembang.
   Estimate cost of USD $25 billion.

   Jakarta-Bandung Speed Rail
   Estimated cost of USD $5.5 billion

5. Singapore
   MRT expansion
   Cross Island Line | Downtown Line | North East Line Extension | Marina South Extension | Thomson Line | Jurong Region Line

   North-South Expressway
   New 21 km North-South Expressway linking city centre to the north-south corridor of Singapore (SG$7-8 billion)

Multi-country Projects

1. Malaysia 5. Singapore
   KL-Singapore High Speed Rail Project
   Project expected completion date is in 2026 with construction due to commence in 2018. Tracks spanning 350km from KL running through Negeri Sembilan, Malacca, Johor and down to Singapore.
   Expected journey time from KL to Sg is 90 minutes.

2. Thailand 6. Myanmar 7. India
   Indian-Myanmar-Thailand Highway Project
   Starting from Moreh, India and running through Bagan, Myanmar to Mae Sot in Thailand spanning 1360 km of highway across the three countries.

   Greater Mekong Subregion East–West Economic Corridor (GMS EWEC) Eindu to Kawakeik Road Improvement Project
   This road link is part of the GMS EWEC, which is intended to connect Da Nang in Viet Nam with Mawlamyine and Yangon in Myanmar, through the Lao People’s Democratic Republic and Thailand.

   Second Greater Mekong Subregion Corridor Towns Development Project
   The Second Greater Mekong Subregion (GMS) Corridor Towns Development Project (the project) represents the second phase of the ongoing GMS Corridor Towns Development Project in Cambodia, Lao PDR and Vietnam.
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