

# DE CASTLE TENANT NEWSLETTER

December 2017

This newsletter has been designed to  
keep you updated about what is  
happening at De Castle Condominium.

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## THE DE CASTLE TENANT NEWSLETTERS IS A NEW AND EASY WAY TO KEEP RESIDENTS INFORMED ABOUT WHAT'S GOING ON IN THEIR PROPERTY.

The De Castle tenant newsletters is a new and easy way to keep residents informed about what's going on in their property. Our newsletter is here to promote a real sense of community and neighbourliness and will be a new

communication tool. From news and events to informative articles, the newsletter lets tenants know everything about GProav management and everything you need to know about residing in our multifamily complex.

### MINI MART

Seoul Mart located on the 4th floor has closed due to personal reason on November 1st, 2017 and relocated near our condominium (on 40A St. 294). Drinking water (2 Liter x 6) can be delivered by calling 071 722 2187/070 889 048. Management is currently looking for a proper grocery retail shop for our residents and should find one soon.

### FIRE FIGHTING MANAGEMENT

Emergency staircase on each floor has been developed to provide evacuation access in case of fire emergency, rescue operation or firefighting. Guidelines for emergency evacuation plan will be provided by management office soon.

### UNIFORM

Uniforms establish the first impression and show our professionalism. GProav is keen to start wearing this new look and develop a uniform policy at the workplace.

### PARKING MANAGEMENT

To better control our parking zone, that is currently occupied and used, we will no longer service this zone in De Castle property in accordance with the request of the committee meeting held on 20th October 2017 as well as our management policy.

### ELEVATOR HALL SYSTEM UPGRADE

Elevator hall buttons have been upgraded at #3 and #4 (GF / 4thFL / 19thFL / 32thFL) to prevent any malfunctions due to sudden blackout. Buttons should now operate properly.

## GOLD TOWER 42 DEVELOPMENT PROJECT

The owner of the Gold Tower 42 development project has restated his promise to finish constructing the massive building, with construction to restart in 2018.

Seng Load, spokesperson for the Ministry of Land Management, Urban Planning and Construction, said YUNWOO, the company behind the project, sent a letter to the ministry in August stating that they would construct the building in the next six months, leading officials to believe that the development was started earlier this year.

“Nevertheless, I’m still not sure whether the promise will come to life or not,” Seng said. “Please don’t be hasty in your publication, because this owner has issued the same statement numerous times already, but none of those statements has been realised.”

YUNWOO has promised to restart the project many times but has repeatedly failed to follow through, with delays stopping the project time and again. The company claimed to spend \$240 million on construction using South Korean construction company Hanil Construction.

Kim Heang, head of the Cambodian Valuers and Real Estate Agents Association, said the project would be successful if it were restarted because it is located in a prime Phnom Penh location and is adjacent to all of the major boulevards.

“Nonetheless, the company developing this building should gather the trust and confidence of the people before putting units up for sale because they’ve already lost a lot of people’s trust,” he said.

The building was started at the height of the world’s economic crisis in 2008 and was rebuilt in 2010. They finished 32 stories of the building before construction was halted again.

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