



DE CASTLE RESIDENT NEWSLETTER

DECEMBER 2021

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

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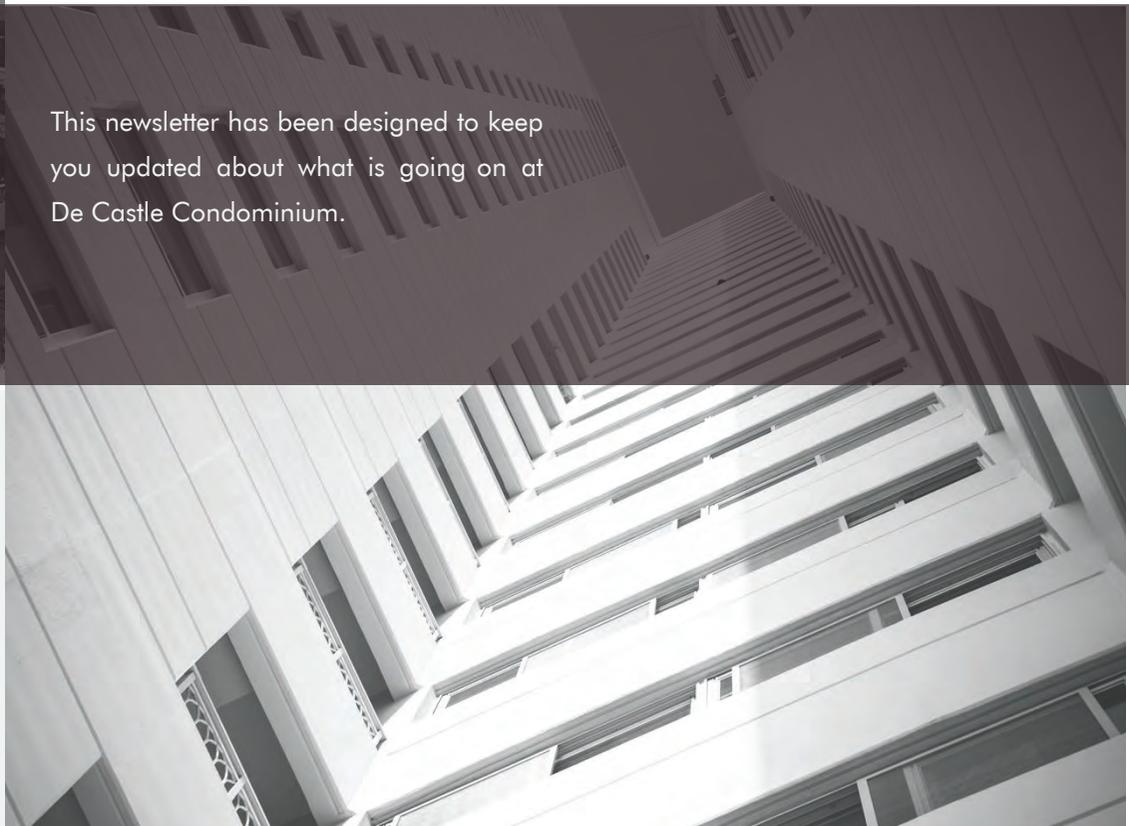
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THE DE CASTLE RESIDENT NEWSLETTERS IS A NEW AND EASY WAY TO KEEP RESIDENTS INFORMED ABOUT WHAT'S GOING ON IN THEIR PROPERTY.

The De Castle royal newsletter 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 neighborliness and will be a new communication tool.

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

MANDATORY MASKS DURING COVID-19 PANDEMIC

As COVID-19 remains a main health concern, it is GProAV's responsibility to ensure the safety of our residents and to reduce the chance of transmission in our building, in the meanwhile you are required to wear mask or face covering in enclosed common areas in the building such as elevators, hallways, lobbies and other shared facilities.

WHAT YOU CAN DO TO PREVENT THE SPREAD OF COVID-19

- * Get a Covid-19 vaccination when you are available or provided by ministry or government.
- * Wear a mask or face covering in indoor public spaces and outdoors when physical distancing is difficult.
- * Practice physical distancing by keeping at least 2 meters away from people you don't live with.
- * Wash hands with soap and water or use 70%-90% alcohol-based hand sanitizer if soap or water are not available.
- * Complying Don'ts & Do's and keep following up ministry or government's announcements regularly.

TO AGAINST COVID-19 OUTSPREAD BY GPROAV

- * **1st Shot Vaccination:** Announced to residents who wish to get vaccination against Covid-19 (May 11, 2021).
- * **2nd Shot Vaccination:** Announced to remind residents for 2nd shot according to the schedule indicated on vaccination application (May 20, 2021).
- * **Vaccination (12-17 Years Old):** Announced to residents about plans, schedule and locations to get vaccination for children and teenagers who aged from 12-17 years old which is organized by Phnom Penh City Hall & Sankat (July 30, 2021).
- * **Booster Shot For Adults (SINOVAC):** Coordinated with Sankat authorities to conduct the Covid-19 vaccination booster campaign for residents living in De Castle Royal who have already received the 2nd shot (Oct 11, 2021)
- * **1st Doze For Children (5-11 Years Old):** Announced to Co-Owners and residents about schedule and location of Covid-19 vaccination for children who aged 5-11 years old which is organized by BKK authorities (Nov 2, 2021).



MAINTENANCE & REPAIRS

- * **Water Supply Tank:** Conducted the repairs on both water tanks for residents using very clean and high quality of water (Aug 26, 2021).
- * **Electrical checkup and preventive inspection:** To keep building safe and convenience to all residents, our professional MEP team conducted the safety checkup and preventive inspection on private units scheduled from Jul 1- Nov 30, 2021.
- * **Light Sensor Repairs:** Ordered the sensor of light bulb (original product) from Korea for replacing at main entrance of each private unit.
- * **Facility Maintenance:** Cooperated with TechnoGym to conduct the preventive maintenance on all gym equipments as regular schedule 4 times/year.

RESIDENT SERVICES

- * Internet: Camintel, Ezecom, Online (customer service desk at F Floor)
- * Visa & work permit handling service.
- * In-house cleaning service
- * In-house pest control service
- * In-house air-conditioner cleaning service
- * In-house Repair and maintenance
- * Cooking gas and delivery information
- * Gym registration and membership cards
- * Parking: RF card, parking sticker, motor sticker
- * Access Cards
- * Leasing, resale Etc... please refer to leasing & sales
- * Car RF Card upgrade and new sticker are in progressive to provide services to all residents for safety and parking management's purposes. (Dec 1, 2021 - Feb 28, 2022)

Article

PROPERTY NEWS

Property developers set eyes on price hikes in 2022

Property developers are looking to gradually increase prices in the next 12 months following the country's economic reopening. This is off the back of the recent easing of measures in October followed by more practical requirements in mid-November – a move welcomed by multiple sectors and made Cambodia a leader in regional re openings.

"I think that most developers will raise the price when the restriction is eased," said Wayne Wang, Co-Founder of LumiArch Global, one of the companies behind Le Condé BKK1.

"15% to 20% would be what most developers will do, I believe. Any lower than 10% barely alleviates the pressure developers have been experiencing. On the other hand, too much of an increase would slow down sales and reduce the project's competitiveness" he said.

Real estate markets often bounce back after external shocks either pass or become more manageable. How COVID-19 has been managed in Cambodia has allowed much of its economy to breathe after almost 2 years under a pandemic.

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