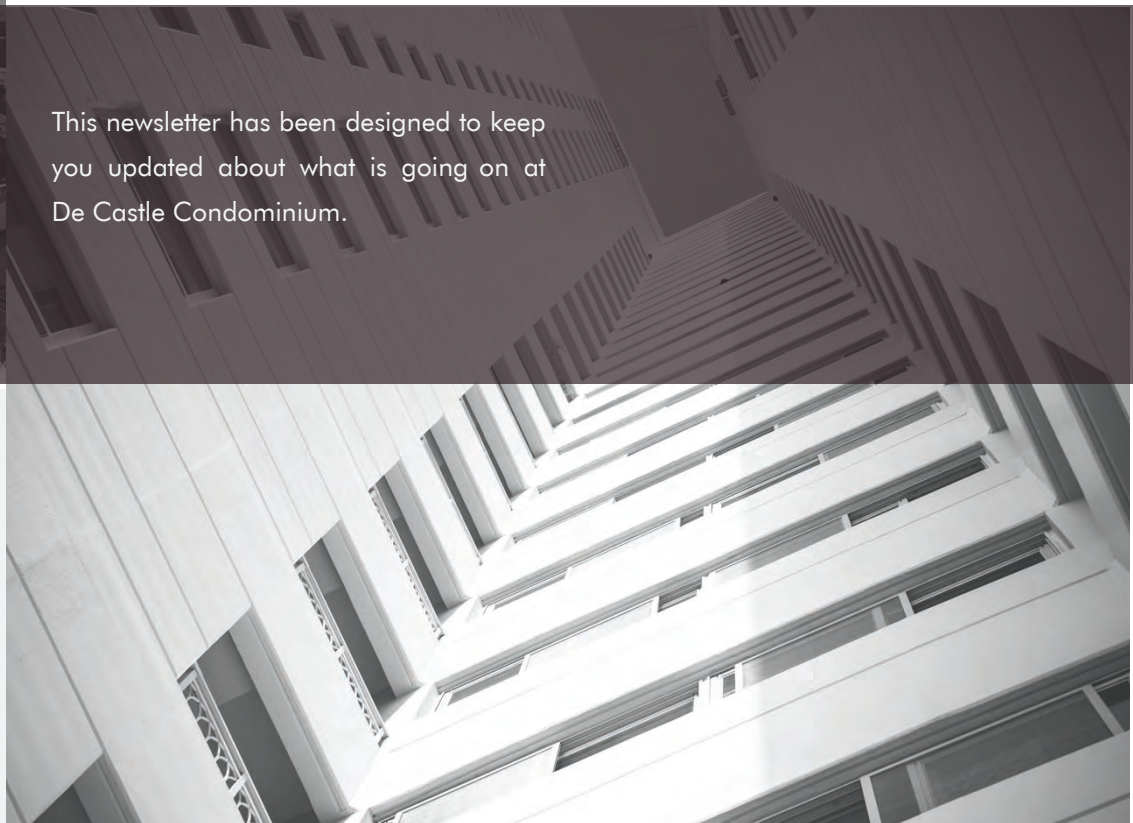




DE CASTLE RESIDENT NEWSLETTER

DECEMBER 2022

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



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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.

COVID-19 POLICY @ DE CASTLE ROYAL

In order to reduce the risk of Covid-19 Infection, De Castle Royal Management Office would like to impose as following procedures:

- Wear a mask when access the building, entering Management Office and facilities.
- Outside the building, unnecessary to wear a mask.
- All visitors and delivery persons must report to our reception desk and fill in the form.
- Wear a mask before accessing the building
- Get clear guidelines from security before entering
- **The body temperature check is not required.**

CAMBODA- COVID TRAVEL ADVISORY, CORONAVIRUS REGULATIONS

There are Q & A of COVID Travel Advisory, Regulations as followings:

Can I travel to Cambodia?

- Cambodia is open for international leisure travel, only after being approved for a visa in advance.

Do I need to go into quarantine when arriving to Cambodia?

- Un-vaccinated arrivals to Cambodia may be required to quarantine. This can be avoided by presenting a negative Covid-19 test. If being fully vaccinated - no quarantine is required.

Are COVID-19 tests required to travel to Cambodia?

Travelers entering Cambodia are not required to present a negative COVID test. Un-vaccinated arrivals will be required to be tested upon arrival.

- Travelers are required to present medical insurance coverage of at least \$50,000

Is public transportation open in Cambodia?

- Public transportation in Cambodia is operating under social distancing regulations.

Are the restaurants and bars open in Cambodia?

- Restaurants and cafes in Cambodia are open, under social distancing requirements

Are businesses and attractions open in Cambodia?

- Most businesses in Cambodia are open, under social distancing requirements. In high-risk areas, non-essential businesses may be closed. In some areas, proof of vaccination is needed to enter businesses and facilities.

Do I need to wear a face mask in Cambodia?

- Wearing a face mask is mandatory in Cambodia.

MAINTENANCE & REPAIRS

* Replaced LED screens of treadmills #3 &5, and also replaced the broken parts of general gym equipments regularly.

* Fixed the main board of fire broadcasting system in the control room and also installed UPS to retain its system working as normal, just in case there is electricity black out.

* Conducted the whole floor replacement of new tiles of resident elevators to be looked nice and shine.

* Repaired and repainted on the glass wall of "LOGO DE CASTLE ROYAL" both sides to upkeep exterior view nicely



- * Conducted the cleaning along fences around the building G floor as regular schedule and sealing along the grout of marble fences.
- * Installed new sign boxes of both car entrances and also added the LED light inside to be easy for residents to look at.
- * Replaced the new water pumps of swimming pool to improve water condition and to be safe for residents use.
- * Conducted the cleaning of both water tanks as regular schedule basis, 2 times/ year.
- * **Touch up the exterior wall painting and cleaning glass windows are in progress to be expected of completion within early of YEAR 2023**

RESIDENT SERVICES

- * Internet: Camintel, Ezecom, Online (customer service desk at F Floor)
- * Vsia & 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 (Gym & Pool lessons are available and coached by experience Korean trainer)
- * Parking: RF card, parking sticker, motor sticker
- * Access Cards
- * Leasing, resale Etc.. please refer to leasing & sales

Article

PROPERTY NEWS

Condo market picks up pace

Transactions in the Cambodian condominium market are gradually gaining pace, as local buyers look to snap up bargains while Covid-19 continues to keep international investors away, forcing sellers to scale back their dependency on foreign money, local property and real estate players are pointing out.

Phnom Penh is undoubtedly one of the hottest localities for condo development, with studies by real estate companies putting the current unit supply at over 30,000 units – represented by around 100 buildings – and projecting that figure to increase to about 80,000 by 2025.

One such company, CBRE Cambodia, early last month reported that the Phnom Penh condo supply remained at 36,000 units for the quarter ended September 30, underlining that global headwinds continue to hamper the capital's condo market, in terms of construction processes, transactions and rentals.

However, the company – the local affiliate of US commercial real estate services and investment firm CBRE Group Inc – suggested that, given significant improvements in the economic and political environments in the Kingdom and abroad, the capital's condo supply could top 45,000 units by end-2022 and 65,000 units by end-2023.

At present, the per-sqm selling prices of Phnom Penh condo units typically range from \$1,500-3,000 while the average monthly rent falls between \$8 and \$15 per sqm.

CBRE Cambodia associate director of research and consulting services Kim Kinkesa told The Post on October 12 that although Phnom Penh condo sales rates and rents in the third quarter reversed the slight recovery witnessed over the previous three-month period, the changes are small and do not substantially jeopardize the overall stabilization in prices that has been seen since the beginning of 2022 and is expected to continue until the end of the year.

<http://www.phnompenhpost.com/post-property/condo-market-picks-pace>

Sourced By: *The Phnom penh Post*
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"Gproav Management Office is firmly appreciated for all Co-owners and Residents has been adopted a polite and friendly attitude, furthermore upkeep a courteous quietness within night time to make them, our residents feel as their comfortable homes"