



DE CASTLE RESIDENT NEWSLETTER

DECEMBER 2023

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

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PROPERTY NEWS

Korea Friendship Bridge work to begin soon

The construction of the \$245 million cable-stayed Cambodia-Korea Friendship Bridge, to be built in two sections across the Tonle Sap River and the Mekong River, will begin soon as the final evaluation of the project has just been completed.

This was disclosed recently by Kim Jin Pyo, Speaker of the National Assembly of the Republic of Korea (RoK), while paying a courtesy call on Say Chhum, Acting Head of State at the Senate Palace in Phnom Penh.

The construction of the Cambodia-Korea Friendship Bridge will be divided into two parts – from Night Market to Chroy Changvar area in Phnom Penh and from Chroy Changvar to Arey Ksat area in Kandal province's Lvea Em City. The project will be funded by the Republic of Korea's financing.

Cambodia and RoK signed a \$245.9 million loan agreement to build the bridge on December 9, 2022. This cable-stayed bridge will be built with four lanes with a width of 27.5 meters. The maximum speed to drive across the bridge will be 80 km per hour.

The Friendship Bridge project was the second of two agreements signed by Cambodia and South Korea as part of the Framework Arrangement Concerning Loans between the two governments.

<https://www.khmertimeskh.com/501359850/korea-friendship-bridge-work-to-begin-soon/>
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- * Replaced the floating balls of both water tanks of water supply @ B4.
- * Changed water of swimming pool, conducted the repairs & included improving both sauna rooms.
- * Repaired drained motor pumps @ B3.
- * Cleaned exterior glass of window @ 4th floor as regular schedule basis.

RUBBISH & ENVIRONMENT MANAGEMENT

- * Keeping the trash bin area along floor cleaned and in case any resident drops outside of bin, we will inform them accordingly.
- * In order to get rid of smell during rubbish collection daily, we have been moved to B3 & carry up rubbish store by motor trailer

SAFETY MANAGEMENT

- * Replaced the fire extinguishers which are spoiled in the building.

SEASON'S GREETING

- * Installed the Christmas trees at 4th floor & G floor & installed some lights in common area & garden for celebrating the Christmas's Day at late of December 2023.

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 (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
- * Mail service is available from 7:30AM~10:00PM
- * Additional in-house service (cleaning sofa, mattress & curtain)_will start on Jan.2024

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.

A QUICK GUIDE FOR FPCS REGISTRATION @ DE CASTLE ROYAL

One such law is the new FPCS under Circular No. 028 of the Ministry of Interior, released in July 2019, which mandates all landlords and owners of residences to report the presence of foreigners residing in their properties through an online system known as FPCS (Foreigners Present in Cambodia System).

Base on their advice (immigration authorities) that all foreign nationals are not allowed to register by themselves, so they are required to come to management office to provide some personal document as followings:

- * Passport copied with valid VISA (both Co-owner & tenant)
- * Lease agreement copied (tenancy only)

Note: for any foreign national whose downloaded the FPCS apps then registered by themselves (for residents who are owned the units or leased @ De Castle Royal), it will be rejected by related authorities when they need to proceede any legal document which is required from the government.

MAINTENANCE & REPAIRS

- * Joint with Smart Company to change the batteries & UPS (IBS) in the building
- * Fixed the main pipe of water system @ B3
- * Conducted the maintenance on slide doors as regular schedule basis
- * Conducted cleaning on both tanks of water supply as regular schedule basis.
- * Fixed broken light of emergency along staircases

- * Conducted the maintenance on all gym equipment as regular schedule basis.
- * Joint with EDC team to improve the facilities in the main room.



COVID-19 POLICY @ DE CASTLE ROYAL

De Castle Royal Management Office still advise to residents and visitors to pay high attention on even the Covid-19 is getting better and better, thus stay healthy and safe are still our prior things to take implement continually as followings:

- Everyone wears a mask is not required, except the people are sick or feeling sick.
- All visitors and delivery persons must report to our reception desk and fill in the form and must wear a mask when they are sick or feeling sick.

Buying a condo in Cambodia – what you need to know?

While there are many ways to acquire land or real estate as foreigners in Cambodia, condominiums are often the preferred way to own property. The acquisition of a condo in Cambodia will only be possible if the title deed is the right one, i.e. a strata title.

These property titles were introduced in 2009 in order to attract foreign investors and to respond to the increase in the existing expatriate population.

What are the conditions for obtaining a Strata?

Strata titles must meet main 4 conditions:

- Strata titles only apply to buildings constructed in 2010 or later.
- Foreigners can only own up to 70% of the floor area.
- Strata Titles cannot be issued to ground floor units.
- Strata Titles cannot be issued to any property within 30km of the nearest land border.



"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"