



DE CASTLE RESIDENT NEWSLETTER

JUNE 2024

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

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PROPERTY NEWS

South Korea and Cambodia forge strategic partnership to boost ties

Agreements on defense, trade and infrastructure aim to expand cooperation between the two nations

South Korea and Cambodia agreed to establish a strategic partnership to expand cooperation in defense, trade and infrastructure during a summit between South Korean President Yoon Suk-yeol and Cambodian Prime Minister Hun Manet in Seoul on Thursday. The partnership includes plans for a South Korean naval vessel to call at a Cambodian port later this year and increased collaboration in peacekeeping operations and against transnational crimes.

The two leaders also signed agreements to boost economic ties through a bilateral free trade agreement and to promote cooperation in social, cultural and development sectors. South Korea will increase its loan to Cambodia from \$1.5 billion to \$3 billion through the Economic Development Cooperation Fund and extend the provision period from 2022 to 2026 to 2022 to 2030. The countries also reaffirmed their commitment to international peace, security, free trade and the rule of law.

The agreement to double South Korea's loan to Cambodia from \$1.5 billion to \$3 billion through the Economic Development Cooperation Fund will likely create new business opportunities for South Korean companies. For instance, South Korean companies may gain access to new business opportunities, such as infrastructure contracts. Additionally, the move will also likely strengthen bilateral ties and expand Seoul's economic and political influence in Southeast Asia.

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- * Replaced LED screen of treadmills for convenient use of residents.
- * Sealing along the group of roof (rooftop) before raining season.
- * Conducted vacuuming of both water supply tanks as every 6 months regular schedule basis.
- * Replaced board inverter & governor of elevators.
- * Rope of elevators (#2,3 &4) will be replaced base on the specific schedule_ **in processing**

RUBBISH & ENVIRONMENT MANAGEMENT

- * Keep good environment and prevent the smell of trash in the building is also the prioritized work to be focused, in case any resident drops outside of bin, we will inform them accordingly.

SAFETY MANAGEMENT

- * Fire police inspected the fire system in the whole building as every 6 months regular schedule basis.
- * Invited fire police to conduct the training of fire fighting to all staffs in security (GSS) in the building.
- * Conducted the maintenance on the fire hydrant boxes as every 3 months and tested the fire pump system as regular schedule basis.

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
- * Mail service is available from 7:30AM~10:00PM
- * Additional in-house services (cleaning sofa, mattress & curtain)_**Available**

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 proceed any legal document which is required from the government.

MAINTENANCE & REPAIRS

- * Improved light view at G floor for more attractive.
- * Police inspected all fire system and equipment as every 6 month regular schedule basis.
- * Joint with EDC team to conduct the maintenance in EDC room.
- * Conducted maintenance on gym equipment as every 4 months regular schedule basis.
- * Replaced the batteries of generator after out of use.
- * Checked and replaced the broken sensors of light along staircases.
- * Replaced the batteries of generator after out of use.
- * Replaced the UPS which is maintained the system in the control 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"