

DE CASTLE RESIDENT NEWSLETTER

JUNE 2025

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.

MANAGEMENT OFFICE'S ADVICES

* Report Issues Early: Residents should promptly report maintenance problems (e.g., plumbing, electrical, HVAC issues) to the property management team. Early intervention can prevent small problems from becoming expensive repairs.

* Routine Inspections: Residents should allow regular inspections or preventative maintenance checks (e.g., HVAC servicing, fire alarm testing) to ensure everything is in good condition.

* Know Your Emergency Contacts: The PMC provide clear instructions on whom to contact in case of emergencies (e.g., after-hours repairs, fire, or water leaks).

STRATA TITLE AND PROPERTY MANAGEMENT

- For buildings developed under the condominium model, developers are required to establish a strata title that allows owners to individually own units and jointly share ownership of common areas such as hallways, elevators, and parking spaces.

- Strata management: This includes managing common areas, setting maintenance fees, ensuring building safety, and resolving disputes between owners.

- Regular general assemblies are held to make decisions on shared costs and maintenance.

TAX LAWS & PROERTY TAXES

The Taxation Law governs property-related taxes in Cambodia. Key taxes related to property management include:

- Property tax: Owners must pay an annual property tax based on the value of their real estate. The rate is typically around 0.1% to 0.2% of the market value of the property.

- Real estate transfer tax: A 4% transfer tax is imposed on the sale of property.

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: Download apps for personal use will not be allowed, furthermore, immigration authority inspects our building for checkup foreign documents in the building 1 time per year.

MAINTENANCE & REPAIRS

* Maintained the speedgate G floor as regular schedule.

* Checkup and changed the light along emergency staircases as regular schedule basis

* Conducted the maintenance all gym equipments as regular schedule 3 times/ year basis.

* Joint with SMART company to run optic cable into the building for improving the signal and Internet speed.

* Conducted the maintenance on generator as schedule.

* Conducted the maintenance on the pump room as regular schedule

* Conducted the cleaning of water tanks as schedule.

* Joint with PPCTV to maintain the cable and improve the signal in the building.

* Conducted the maintenance on slide door as the schedule.



* Joint with EDC team to conduct the maintenance in EDC room as regular schedule basis.

* fixed the light along garden (rooftop & G floor as regular schedule basis.

* Replaced the elevator ropes of #2, 3 & 4 and also adjusted the floor number of both sides of elevators for convenience use.

* **2 more elevator #5 & 6 are going to replace soon within August.2025**

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

* Conducted fire training for all staffs include GSS as regular schedule 1 time per year.

* Fire police inspected the fire system in the whole building as every 6 months regular schedule basis.

* 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 cleaning services(sofa,mattress & curtain)_Available



"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"

PROPERTY NEWS

Article

Cambodia Condominium Report – Where And In What Are Buyers & Renters Interested?

Last time we looked at the new Market Analysis 2025 – Cambodia Condominium Report from Realstate.com.kh and focused on trend changes and development in both sales and rental market demographics of key buyer and renter groups in Phnom Penh.

With this detailed report, you get an honest, data-backed insight which can empower buyers, sellers, and developers to make informed choices in the Cambodian real estate markets, and specifically when it comes to condos

In terms of the preferences shown among buyers of condos in Cambodia, and in Phnom Penh in particular, 1-bedroom units have dominated buyer preferences and remain the most popular choice among investors due to their affordability, ease of rental, and strong appeal to singles and couples.

- * One-bedroom condos contributed up to 61% of the total unit mix
- * Two-bedroom units contributed 20.5%
- * Studio rooms contributed 10.1%
- * Three-bedroom units contributed 8.4%

Top 5 Areas To Buy in Phnom Penh

- * Boeung Keng Kang 1 (33.6 %) average price/sqm US \$2,000
- * TTP (15.5%) average price/sqm US \$1,200
- * Toul Kork (15.2%) average price/sqm US \$1,450
- * Chroy Changvar (8.7%) average price/sqm US \$1,700
- * Chbar Ampov (7.7%) average price/sqm US \$1,600

For detail visit

<https://www.khmertimeskh.com/501698056/cambodia-condominium-report-where-and-in-what-are-buyers-renters-interested/>

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