

DE CASTLE RESIDENT NEWSLETTER

JUNE 2026

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

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Article **PROPERTY NEWS**

Foreign condo buyers' names can now be written in Roman characters on title deeds

To facilitate foreign condominium buyers in verifying their names on title deeds, the Ministry of Land Management, Urban Planning and Construction has decided to allow the owner's name to be written in Khmer and Roman characters.

The move was confirmed by Sarin Vanna, Director of the Phnom Penh Department of Land Management.

He said this initiative makes it easier for foreigners to verify their names, as in their passports and assists land registry officials in translating from Roman to Khmer characters.

Sarin stated that, "After receiving permission from the Ministry of Land Management, Urban Planning and Construction on the model of the certificate of identification of the private owner of a co-ownership building, writing the owner's name in Khmer and adding Roman characters makes it easier for foreigners to verify the name according to their passports, and land registry officials can reduce the errors in writing the name from Roman to Khmer characters."

This permission was granted through the Law on Granting Ownership Rights to Private Shares of Co-ownership Buildings to Foreigners, which was promulgated on May 28, 2010.

This law was created to make it easier for foreigners to invest capital, boost the construction sector, and respond to the growth of the real estate market.

Foreigners are allowed to buy and sell co-ownership buildings from the first floor upwards, with the right to use and benefit from the common share.

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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.

- * Conducted maintenance on slide doors access to parking as regular schedule basis.
- * Joint with PPCTV cable company to inspect and replaced main booster to keep channels cleared and good condition for resident.
- * Replaced wooden floor of both saunas and keep good condition for residents use.

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
- * In-house cleaning services(sofa,mattress & curtains)

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).

NEW SUB-DEGREE NO.3

The royal government of Cambodia has released the new sub-degree on tighter monitoring of foreign residents to boost public safety on 05-Jan-2026 and owners, tenants & management office must obligate as followings:

- * Management Office must collect the valid informations regularly from owners and residents in the buildings and cooperate with competent authorities when there is required from them for direct inspections.
- * Owner,tenants & tenant's members must provide valid passport and Visa to management office within 14 days after moving in and resubmit if there is any update, any delay, Management office reserves authority to suspend utility system without notice by complying the internal rules and regulations,
- * In case the competent authorities find out the any owner, tenant include their members illegally stay without valid passport & Visa, **1,000\$ shall be fined to each person and that penalty will be not related with management office's responsibility at will.**

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, and replaced spare parts base on it necessary.
- * 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.

- * kept playground with well maintained as regular schedule basis

- * Conducted the replacement of elevator ropes #5 & 6, replaced the parts upon it out of use and keep well maintained for all elevators



"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"