



金边·星河花园
JINGDI GREENLAND PHOMPENH

Dear Residents,
Welcome to Galaxy Garden Phompenh
To ensure your convenience and the safety of the building,
please carefully read the following guidelines:

I. 信息沟通与物业服务

1. Telegram 服务号

请务必关注物业官方Telegram服务号
(@JINGDIGREENLANDPROPERTY),
物业将通过此号推送市政停电、
电梯维护、蚊虫消杀通知等物业通知。

I. Communication & Property Services

1. Telegram Service Channel

Mandatory: Follow the official property Telegram channel
(@JINGDIGREENLANDPROPERTY) for updates on water/power
outages, elevator maintenance, pest control, and other critical notices.

JINGDIGREENLANDPROPERTY



2. 物业办公时间

周一至周五 8:30 AM - 5:30 PM (如需报修、
保洁或咨询咨询, 请添加物业客服Telegram号。
扫码添加公寓管家 - 电话: +855 87 531 903

2. Property Office Hours

Weekdays: 8:30 AM - 5:30 PM

(Contact via Telegram for repairs, cleaning, or inquiries).

Scan to add the Apartment Care Team,

Phone number: +855 87 531 903

PROPERTY MANGEMENT



II. 楼宇配套设施使用指南

3楼 共享空间

共享办公区: 全天候开放 24/7

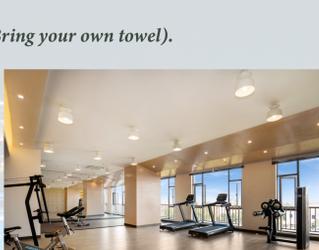
健身房: 开放时间 6:00 AM - 11:00 PM, 请自备毛巾。

II. Building Facilities Guide

3rd Floor Shared Spaces

Co-working Area: Open 24/7.

Gym: Open 6:00 AM - 11:00 PM (Bring your own towel).



2楼 早餐厅-中餐厅

提供包月早餐卡: 营业时间 6:00 AM - 9:30 AM

168美元/月 (中西式自助早餐)

中餐厅: 单点, 圆桌预定营业时间 11:00 AM - 2:00 PM / 4:00 PM - 9:30 PM.

订餐及送餐电话: +855 69 322 398

2nd Floor Breakfast Restaurant

Monthly Breakfast Card: \$168/month

(Chinese & Western buffet; 6:00 AM - 9:30 AM).

Lunch & Dinner: À la carte or group reservations.

Hours: 11:00 AM - 2:00 PM / 4:00 PM - 9:30 PM.

Ordering/Delivery: +855 69 322 398

Please Scan MENU

扫码看菜单



3. 顶楼天际酒吧 & 泳池

o泳池: 住户免费使用 (开放时间 6:00 AM - 12:00 PM), 泳池旁设泳衣售卖,
请携带房卡确认住户, 必须穿戴泳衣泳帽下水游泳, 自备毛巾。

o酒吧: 供应中式BBQ, 西餐及酒水, 营业时间 4:00 PM - 2:00 AM.

订餐送餐电话: +855 10 482 542

扫码看菜单

3. Rooftop Sky Bar & Pool

Pool: Free for residents (6:00 AM - 12:00 PM).

Mandatory: Swimsuit, swim cap, and personal towel.

oBar: Chinese BBQ, Western dishes, and beverages.

Hours: 4:00 PM - 2:00 AM.

Ordering/Delivery: +855 10 482 542, +855 69 322 398

Please Scan MENU

扫码看菜单



4. 酒店服务 (20-31F)

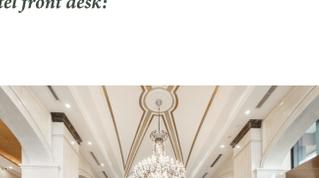
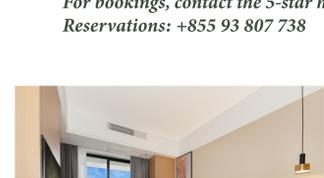
如需客房预订等, 请联系五星级酒店前台:

订房电话: +855 93 807 738

4. Hotel Services (Floors 20-31)

For bookings, contact the 5-star hotel front desk:

Reservations: +855 93 807 738



III. 费用缴纳管理

1. 水电费预充值规则

预付费模式强制要求

本公寓所有单位水电表均为预付费模式, 水电表请至少预存一个月用量,
最低电费起充额30美金, 避免每月经常充水电费。

物业不提供水电透支服务, 当电表低于50度, 物业会提醒住户,
低于10度时, 户内会自动断电。请及时充值避免影响生活。

充值联系物业客服ABA转账或者汇旺转账:

2. 租金缴纳规定

逾期缴费将强制停电

缴费时间: 租金需在约定交租日前3天完成支付

(例如: 交租日为每月5日, 则最晚2日前付款)。

逾期后果: 超过交租日10天未付, 物业有权采取停电措施, 直至缴清欠款。

支付渠道:

联系物业客服ABA转账或者汇旺转账:



III. Fee Payment Management

1. Prepaid Utilities

Mandatory Prepaid System

All units use a prepaid system. You must pay at least one month in advance.

The minimum electricity payment is \$30 to avoid monthly top-ups.

If your electricity drops below 50 units, we will notify you.

Below 10 units, power will shut off automatically.

Recharge promptly to avoid issues.

Top-up Methods: Bank Transfer (ABA (Scan QR codes below).

Cash: 1st-floor property office (8:30 AM - 5:30 PM).

2. Rent Payment Rules

Late Payments Trigger Disconnection

(Deadline: Pay 3 days before the due date

(e.g., due on the 5th pay by the 2nd).

Penalty: Disconnection after 10 days overdue.

Payment Channels: Same as utilities.

Bank Transfer: ABA (Scan QR codes below).

IV. 住户行为规范

1. 垃圾处理

请将垃圾投至楼层楼道垃圾桶, 禁止将垃圾袋放置于房间门外。

2. 消防安全

严禁触碰消防报警开关, 非火情误触将承担法律责任。

每层配备3个消防箱 (含灭火器), 位置详见楼层指示图。

3. 停车提示

现有车位有限, 建议优先使用公共交通。新增停车场正在规划中,

具体进展将通过Telegram通知。

4. 禁止行为

楼内严禁赌博、携带枪支、刀具等违禁品, 违者将报警处理。

榴莲等气味强烈食物禁止带入公共区域。

5. 宠物管理

宠物外出须全程牵绳, 排泄物请立即清理。违规者将收取清洁费。

6. 快递管理

所有的快递员均到北面A栋电梯厅门口, 收快递都集中放在前台边货架上。

所有的外卖员均不可以送到住户门口, 请自行下楼领取外卖。

IV. Resident Conduct Rules

1. Trash Disposal

Use hallway bins. Do not leave trash outside your door.

2. Fire Safety

Do not tamper with fire alarms. Misuse incurs legal liability.

Fire extinguishers on each floor (see floor maps).

3. Parking

Limited spaces. Use public transport.

New parking area under planning (updates via Telegram).

4. Prohibited Items/Actions

Banned: Gambling, drugs, weapons,

or strong-smelling foods (e.g., durian) in public areas.

5. Pet Policy

Dogs must be leashed. Clean waste immediately.

No large breeds allowed.

6. Delivery Rules

Couriers: Drop-off at North Tower A lobby.

Food delivery: Collect from the lobby.

V. 联系我们

如有疑问, 请通过以下方式联系物业:

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Telegram 客服号: 扫码添加公寓管家 电话: +855 87 531 903

物业前台: 北面电梯厅门口前台 (工作日 8:30 AM - 5:30 PM)

V. Contact Information

For inquiries:

Telegram: Scan QR code

Phone number: +855 87 531 903

Front Desk: North Tower lobby (Weekdays 8:30 AM - 5:30 PM).



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Best Wishes for a Comfortable Stay!

JINGDI Greenland Property Service Center