

# NEWTECONS

## M&E DIVISION

### PROFILE



**N** NEWTECONS®  
Build on trust



Together, One vision, One direction, Newtecons is constantly growing, affirming our position as the leading construction general contractor in Vietnam, creating symbols of value, trust and future

**Mr. TRAN KIM LONG**  
Chairman of the Board

Throughout two decades of establishment and development, Newtecons has faced many ups and downs, overcome countless challenges, and conquered various proud milestones to affirm its position as the leading general construction contractor in Vietnam today. Not only aiming for an impressive number of successful projects, we also relentlessly strive for business development well as bringing values to partners, clients and the society, while creating a happy working environment for Newteconsers.

"Being guided by our "Build on trust" philosophy, Newtecons has established a symbol of trust throughout Vietnam and abroad. Our projects are based on credibility and commitment with a view to providing clients and partners with the best benefits. Trust is identified as the guideline to all Newtecons activities, helping us conquer domestic and foreign investors, which has become a leverage for us to expand regionally and internationally."

Newtecons offers innovative solutions and optimal construction methods, meeting clients' increasingly strict requirements, and, in many cases exceeding

international standards. Newtecons' achievements have gone beyond the limits of a mere contractor, becoming a symbol of dignity, pride and value.

With compassion at their core, Newtecons has attracted and developed highly-qualified, dedicated, devoted, united, and like-minded team. We care not only for our employees, but their family as well, just as we care for our clients and partners. It is with this kindness that Newtecons leads the way and sets higher goals for the creation of green buildings and refines our activities to contribute to the highest values to our communities and societies, and to share this success and vision with the future generations.

Newtecons remains dedicated to our business philosophy of "Credibility - Professionalism - Kindness", and through this, Newtecons has unraveled a new journey, turning potential into prosperity, abundance and success, and continuing the growth of Newtecons as a symbol of value, trust and future.

**Mr. TRAN KIM LONG**  
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The capacity of the M&E division has greatly contributed to the overall development strategy of Newtecons, making it one of the most renowned and professional general contractors. With an established team of senior and middle management board that is experienced in complex projects, qualified engineers, and cutting-edge technology, we are dedicated to providing the best products that meet the highest technical and aesthetic standards as well as being a partner in our customer's success.

We undertake all projects types throughout Vietnam, such as:

- Commercial projects: High-rise building, low-rise building, Hotel & Resort; Commercial Center; School & Hospital; Infrastructure.
- Industrial projects: Factory; Ready-built Warehouse.
- Utility systems.

Field of operation:

#### DESIGN AND IMPLEMENT MECHANICAL SYSTEM:

##### ACMV SYSTEM

- Split air conditioning system
- Centralized air conditioning system
- Ventilation system
- Industrial air conditioning system
- Cooling system

##### FIRE PROTECTION SYSTEM

- Fire alarm system
- Fire fighting system

##### PLUMBING AND DRAINAGE SYSTEM

- Plumbing system
- Drainage system
- Stormwater system

##### UTILITY SYSTEM

- Boiler, compressed air system, CO2, NaOH, N2
- LPG, sewage treatment plant, swimming pool

#### DESIGN AND IMPLEMENT ELECTRICAL SYSTEM:

##### ELECTRICAL SYSTEM

- Main power supply system
- Distribution board system
- Lighting system
- Socket system
- Emergency lighting system
- Lightning system

##### EXTRA LOW VOLTAGE SYSTEM

- Network system
- Tel-data system
- Cable television system/ master antenna television system
- CCTV system
- Public address system
- Access control system
- Building management system

## OUR VISION

We continue to maintain our position as the outstanding Construction General Contractor with leading economic capacity in Vietnam, developing as a Multi-industry corporation focusing on construction as its core field.

## OUR MISSION

Newtecons uses credibility and quality as our foundation to develop projects throughout Vietnam. We commit to provide the highest benefits to our clients, partners and employees; contributing to develop a sustainable community.

## CORE VALUES

Every Newtecons staff member is happy to serve our distinguished clients with deep passion, professionalism, and enthusiasm.

### INTEGRITY

Integrity is the guideline for every idea and every action of each Newtecons employee.

### UNITY

The strength of unity brings all staff together, heading toward mutual success.

### KINDNESS

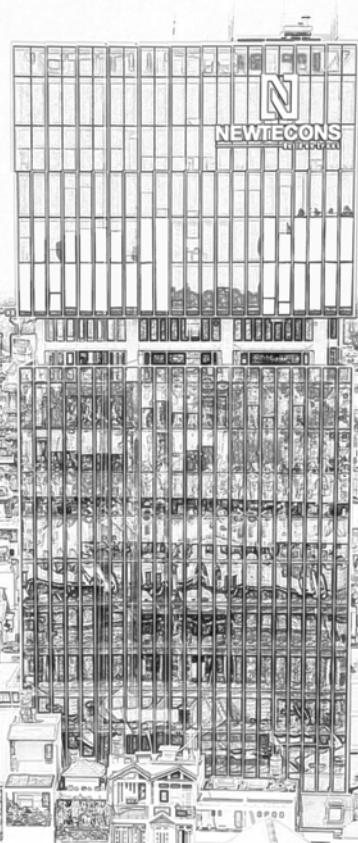
Be kind to peers, be kind to the company, be kind to our clients & partners, be kind to family and society, be kind to self.

### OPTIMIZATION

Always proactively improve and offer solutions to operate work efficiently, deliver expert construction to clients, meeting technical - aesthetic standards, optimizing time and cost.

### CREATIVITY

Constantly create and update the latest technologies so that the next project is always better than the last.



# BOARD OF MANAGEMENT



**MR. VO THANH LIEM**  
General Director  
Experience: more than 25 years



**MR. NGUYEN VAN THANH**  
Operations Director  
Experience: more than 30 years



**MR. VO THANH CANG**  
Director of M&E Division  
Experience: more than 20 years



**MR. HUYNH TAN MANH**  
M&E Project Director  
Experience: more than 20 years



**MR. VO ANH TUAN**  
M&E Project Director  
Experience: more than 15 years



**MR. NGUYEN VAN ANH**  
M&E Project Director  
Experience: more than 15 years



**MR. TRAN MAU DUONG**  
M&E Project Director  
Experience: more than 15 years



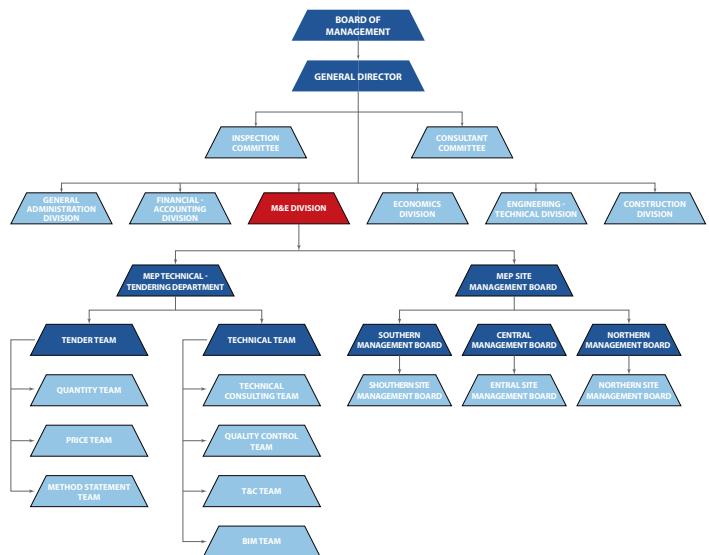
**MR. DUONG MINH THIEN**  
Manager of MEP Technical & Tendering Department  
Experience: more than 20 years



**MR. NGUYEN VAN HAU**  
M&E Project Manager  
Experience: more than 25 years



**MR. NGUYEN MINH PHUOC**  
M&E Project Manager  
Experience: more than 20 years



## FIELD OF OPERATION | DESIGN AND IMPLEMENT ELECTRICAL

### ACMV SYSTEM

- Split air conditioning system
- Centralized air conditioning system
- Ventilation system
- Industrial air conditioning system
- Cooling system



### FIRE PROTECTION SYSTEM

- Fire alarm system
- Fire fighting system



### PLUMBING AND DRAINAGE SYSTEM

- Plumbing system
- Drainage system
- Stormwater system



### UTILITY SYSTEM

- Boiler, compressed air system, CO2, NaOH, N2
- LPG, sewage treatment plant, swimming pool



## FIELD OF OPERATION | DESIGN AND IMPLEMENT ELECTRICAL

### LV SYSTEM

- Main power supply system
- Distribution board system
- Lighting system
- Socket system
- Emergency lighting system
- Lightning system



### EXTRA LOW VOLTAGE SYSTEM

- Network system
- Tel-data system
- Cable television system/ master antenna television system
- CCTV system
- Public address system
- Access control system
- Building management system



## SAFETY FIRST

Newtecons never compromises with "Quality and Occupational safety", as safety is the first standard of quality, and only safe constructions result in quality.

### SAFETY TRAINING

Prior to each project, the HSSE Department organizes a training session to raise the awareness and sense of safety compliance among employees. Prior to the commencement of each stage of construction, the Site Management Team ensures that procedures are strictly followed, analyzes and assesses potential risks, thereby taking preventive measures and building emergency plans to remove risks. Periodically, Newtecons HSSE Departments organizes a "Training class on first aid techniques and disaster prevention" delivered by the Red Cross of Ho Chi Minh City, in collaboration with the medical staff of the HSSE Board to perform health checks for all employees.

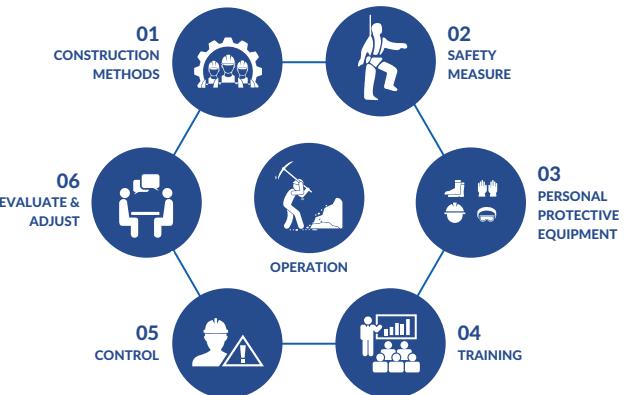
### SAFETY PRACTICES IN CONSTRUCTION SITES

For many years, Newtecons has implemented the occupational safety model at the construction site under the direct supervision of the HSSE Management Team and the construction supervisors. The Safety Engineers Team always maintains the management system according to ISO 45001:2018 standards at the construction site, ensuring a safe working environment for employees.

### SAFETY, HEALTH AND ENVIRONMENT MANAGEMENT SYSTEM

Determining occupational safety and health as a prerequisite, Newtecons has established and constantly updated its professional HSSE management process. Our entire team of engineers, construction supervisors and workers regularly attend training sessions to reinforce their knowledge and understanding as well as their absolute compliance.

All Newtecons projects follow the obligations of Vietnamese Law and meet clients' requirements regarding Health, Safety, Security and Environment. Newtecons' human resources and machinery always comply with the requirements of ISO 45001:2018 and ISO 14001:2015, as well as the HSSE Management System that Newtecons has established internally and continues to refine and reinforce on a regular basis.



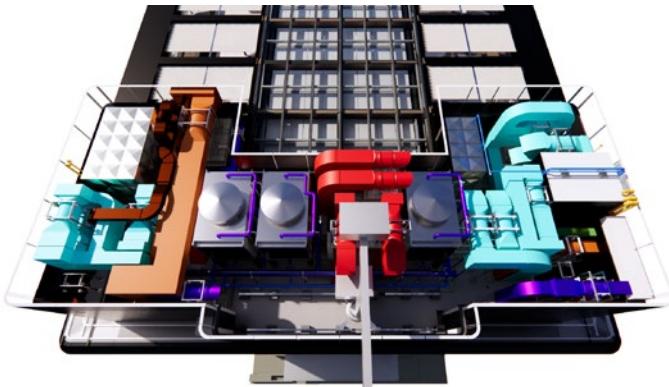
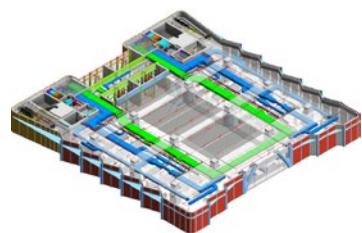
## BIM – REVIT APPLICATION IN M&E CONSTRUCTION

### BIM (BUILDING INFORMATION MODELING)

Building Information Modeling (BIM) uses virtual digital 3D models as the basis of design. BIM models are more advanced than other simple 2D and 3D drawings. BIM is made up of smart models, which are changed and updated throughout the development of the project.

Throughout the life cycle of building projects, BIM helps to optimize workflow by boosting the efficiency of the design and construction process. Individuals and organizations who involved in the design and construction activities can utilize the data in the BIM model to analyze costs, timelines, construction methods as well as maintenance procedures of the project.

Construction is faster, more accurate, and less expensive thanks to the use of BIM in M&E construction. As a result, BIM is quickly becoming a new trend and practically a required standard in the construction sector over the world.



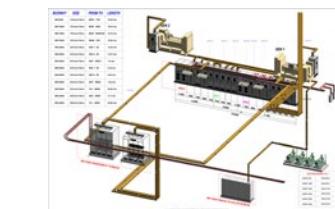
### BIM APPLICATION

We implement BIM for design and Revit 3D for construction. This implementation is performed in the preliminary stages of the project in order to increase accuracy and minimize risks in construction by providing an efficient control of design and material selection. In addition to this, we study and apply virtual reality (VR) technology across many of our key projects, which enables our Clients to visualize the end product prior to completion and provide rapid response to any changes.

We prioritize the research and implementation of new technologies in construction in order to enhance aesthetics and optimize schedule and cost.

### QUANTITY TAKE-OFF APPLICATION

This allows optimization of costs for investors while strictly controlling the progress of the project. Applying 3D technology and 4.0 techniques into production and business operations helps optimize the process as fast and efficiently as possible.



### VR APPLICATION

Virtual reality (VR) visualizes M&E systems through simulation without direct on-site interaction. This saves time and allows you to maintain quality control.

### QR CODE APPLICATION

QR code application help to access models locally with just your phone or tablet, making it easier to manage and track.

### AWARDS THE WINNERS OF THE CONTEST “BIM – REVIT APPLICATION IN M&E CONSTRUCTION”

Newtecons M&E Division held a contest “BIM – Revit application in M&E Construction” to promote the use of BIM – REVIT in the implementation of Shopdrawing in M&E construction and to standardize Shopdrawing Revit 3D amongst construction projects. All projects involving M&E construction are eligible to enter the competition.

## MEP & CIVIL COORDINATION



Each project has its own specification, depending on the type of work (civil, industrial) and scope of work (civil, M&E, civil and M&E) etc.

The close coordination between M&E - Architecture - Structure from the beginning helps to optimize, expedite and ensure safety and quality. Therefore, the smooth combination between the Structure Construction and M&E as a coordinated team which is undertaken by the General Contractor will help ensure that the project implementation process goes smoothly.



Design and Build (D&B) is an advanced model that has been applied internationally by many capable contractors. This model optimizes efficiency by carrying out the design and construction tasks using one team only. This would shorten the construction timeframe while reducing costs and human resources. The D&B model is not easy to execute, especially when applied to large-scale and complex projects. Therefore, the developer's biggest concern is the ability and capacity of the design and construction contractor. Newtecons is a member of Vietnam Green Building Council, and has extensive experience in designing and building for various projects meeting Green Standards (LEED - USA), LOTUS (Vietnam), EDGE (UK/IFC).

Newtecons guarantees to offer our developers and investors a meticulously designed plan, integrating the optimal construction methodology in one service.

## QUALITY CONTROL



SHOPDRAWING SUBMISSION

MATERIAL PLANNING

SUBMIT METHOD STATEMENTS

INTERNAL QUALITY AUDIT

TESTING & COMMISSIONING

MAINTENANCE

## R&D IN M&E IMPLEMENTATION



UNITRUST HANGERS



MODULE INSTALLATION



SPECIALIZED SLEEVE

## OUR CUSTOMERS



## PROJECT LIST

Throughout our development journey, we have worked with major local and international investors, participated in numerous projects across Vietnam. The Newtecons M&E Division has been able to satisfy and deliver projects for Japanese, American, and German clients who demand tight standards and excellent quality to meet their reputation and capacity.



## RESIDENTIAL PROJECTS



## HIGHLIGHTED PROJECTS



### THE SÔNG

**Investor**  
An Gia group

**Value:** 450 billion VND

**Scope of work:**  
Design and Build

**Scale:**  
02 basements, 37 floors



### MIZUKI CC3, CC6789, CCTM3

**Investor**  
Nam Long Group

**Value:** 386 billion VND

**Scope of work:**  
General Contractor

**Scale:**  
05 blocks, 20-30 floors



### ASIANA DA NANG

**Investor**  
Gotec Land

**Value:** 255 billion VND

**Scope of work:**  
Design and Build

**Scale:**  
02 blocks, 03 basements, 34 floors



## HIGHLIGHTED PROJECTS



### STAR CITY CENTER C6&C7

**Investor**  
Ocean group

**Value:** 180 billion VND

**Scope of work:**  
General Contractor

**Scale:**  
03 basements, 43 floors



### DIAMOND ISLAND 2

**Investor**  
Kusto Home

**Value:** 250 billion VND

**Scope of work:**  
General Contractor

**Scale:**  
02 blocks, 01 basement, 30 floors



### SORA GARDENS II

**Investor**  
BTMJR Investment - Becamex Tokyu

**Value:** 217 billion VND

**Scope of work:**  
General Contractor

**Scale:**  
02 blocks, 25 floors



### MASTERI THAO DIEN CT5

**Investor**  
Thao Dien Investment

**Value:** 295 billion VND

**Scope of work:**  
Design and Build

**Scale:**  
01 basement, 45 floors



## HIGHLIGHTED PROJECTS



### ONE HUB SAIGON

**Investor**  
Ascendas Saigon Bund  
**Value:** 160 billion VND

**Scope of work:**  
General Contractor

**Scale:**  
01 basement, 07 floors



### TECHCOMBANK SAIGON TOWER

**Investor**  
Techcombank  
**Value:** 141 billion VND

**Scope of work:**  
General Contractor

**Scale:**  
05 basements, 22 floors



### NEWTECONS TOWER

**Investor**  
DTL JSC  
**Value:** 92 billion VND

**Scope of work:**  
General Contractor

**Scale:**  
04 basements, 18 floors



## HIGHLIGHTED PROJECTS



### VIETTEL HOA LAC

**Investor:**  
VIETTEL ASSET MANAGEMENT COMPANY  
**Value:** 72 billion VND

**Scope of work:**  
General Contractor  
**Scale:**  
21.467m<sup>2</sup>, 07 floors



### M - GARDEN CITY DA NANG

**Investor:**  
M group  
**Value:** 120 billion VND

**Scope of work:**  
General Contractor  
**Scale:**  
03 basements, 28 floors



### THE DEWEY SCHOOLS

**Investor:**  
Gateway Vietnam education JSC  
**Value:** 183 billion VND

**Scope of work:**  
General Contractor  
**Scale:**  
01 basement, 05 floors, landscape



### TUI BLUE NAM HOI AN RESORT

**Investor:**  
Minh Ha Ngan Co.,LTD  
**Value:** 135 billion VND

**Scope of work:**  
General Contractor  
**Scale:**  
316 Villas, 101.120m<sup>2</sup>



## HIGHLIGHTED PROJECTS



### WATERPOINT PHASE 1

**Investor**  
Nam Long Group

**Value:** 188 billion VND

**Scope of work:**  
General Contractor

**Scale:**  
355 ha



### FLAMINGO DAI LAI RESORT

**Investor**  
Hong Hac Dai Lai JSC

**Value:** 173 billion VND

**Scope of work:**  
General Contractor

**Scale:**  
01 basement, 11 floors, 172 villas



### PHUOC THO RESIDENCES 1&2

**Investor**  
T&T GROUP

**Value:** 55 billion VND

**Scope of work:**  
General Contractor

**Scale:**  
11.5 ha



### MASTERI VILLAS

**Investor**  
Techcomdeveloper & Vingroup

**Value:** 52 billion VND

**Scope of work:**  
Design and Build

**Scale:**  
184 Villas

## INDUSTRIAL PROJECTS



## HIGHLIGHTED PROJECTS



### KYOCERA

**Investor**  
Kyocera Vietnam Co., LTD

**Value:** 450 billion VND

**Scope of work:**  
Subcontractor

**Scale:**  
116.200 m<sup>2</sup>



### PAIHONG

**Investor**  
Paihong Vietnam

**Value:** 263 billion VND

**Scope of work:**  
Design and Build

**Scale:**  
160.000 m<sup>2</sup>



### SCHAFFLER VIETNAM

**Investor**  
Schaeffler Vietnam Co., LTD

**Value:** 144 billion VND

**Scope of work:**  
General Contractor

**Scale:**  
50.000 m<sup>2</sup>

## HIGHLIGHTED PROJECTS



## HIGHLIGHTED PROJECTS



### BARETT SMART FATORY

**Investor**  
Barett Craft Beer

**Value:** 70 billion VND

**Scope of work:**  
Design and Build

**Scale:**  
44.057 m<sup>2</sup>



### VIET VUONG FATORY

**Investor**  
Viet Vuong Group

**Value:** 67 billion VND

**Scope of work:**  
General Contractor

**Scale:**  
63.400 m<sup>2</sup>



### BW HAI DUONG - PROJECT NO 5

**Investor**  
BW Industrial development JSC

**Value:** 49 billion VND

**Scope of work:**  
General Contractor

**Scale:**  
63.000 m<sup>2</sup>



### GAIN LUCKY TEXTILE FACTORY - PHASE 4

**Investor**  
Gain Lucky Vietnam

**Value:** 30 billion VND

**Scope of work:**  
General Contractor

**Scale:**  
68.000 m<sup>2</sup>





**NEWTECONS CONSTRUCTION INVESTMENT JOINT STOCK COMPANY**  
**NEWTECONS TOWER**

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