

The Vista
an phu

CBRE

The Vista An Phu
Management Office - Văn Phòng Quản Lý
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ANNUAL GENERAL MEETING 2024 DOCUMENTS



THE VISTA AN PHÚ
26.05.2024

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	BAN QUẢN LÝ CHUNG CƯ THE VISTA AN PHÚ THE VISTA AN PHU MANAGEMENT OFFICE	
	NỘI DUNG CHƯƠNG TRÌNH CONTENT	

- **Time: 8:30AM – 12:00PM, Sunday, 26th May, 2024.**
- **Location:**

I. PARTICIPANTS

1. People's Committee of An Phu Ward, Thu Duc City;
2. Police Department of An Phu Ward, Thu Duc City;
3. Building Owner's Committee of The Vista An Phú (BOC);
4. The Developer;
5. The Management Office of The Vista An Phú (MO);
6. Owners/Authorized Representatives of The vista an phú.

II. AGENDA

1. Introduction of the purpose and agenda of the General Meeting.
2. Introduction of participants.
3. Announcement of the Presidium.
4. Vote to approve the Secretariat and the Ballot Counting Committee.
5. Vote to approve the Regulations of the General Meeting.
6. Vote to approve the following contents of the Meeting: a) Plan for using the Maintenance Fund for repair and renovation projects. b) Amendments and additions to the Resident Handbook, operational regulations, and financial regulations of the BOC.
7. BOC's report on 2023 activities, including the Financial Report.
8. MO's report on operational management and plans for 2024.
9. Conduct voting and ballot counting.
10. Discussion and feedback from residents.
11. Announcement of ballot results and adjournment of the Meeting.

**THE VISTA AN PHÚ
GENERAL MEETING**

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness
Thu Duc City, date.....month..... year 2024

THE VISTA AN PHÚ MEETING REGULATIONS

- Based on the Housing Law No. 65/2014/QH13 dated November 25th, 2014;
- Based on Decree No. 99/2015/ND-CP dated October 20th, 2015, detailing and guiding the implementation of some articles of the Housing Law;
- Based on Circular No. 02/2016/TT-BXD dated February 15th, 2016, issued by the Ministry of Construction, promulgating the Regulations on the management and use of condominiums ("Circular No. 02/2016/TT-BXD");
- Based on Circular No. 06/2019/TT-BXD dated October 31st, 2019, issued by the Ministry of Construction, amending and supplementing some articles of the Circulars related to the management and use of condominiums;
- Based on Consolidated Document No. 05/VBHN-BXD dated September 7th, 2021, issued by the Ministry of Construction, promulgating the Regulations on the management and use of condominiums.

The Vista An Phú Condominium Meeting unanimously approved the Meeting Regulations with the following terms:

Article 1. Presidium of the Meeting

1. The Presidium consists of at least 03 (three) members who preside over and conduct the Meeting. The Presidium is nominated by the BOC and approved by the Condominium.
2. Duties of the Presidium:
 - a. Preside over the Condominium Meeting;
 - b. The Presidium operates on a collective principle, making decisions by majority, ensuring the Meeting is conducted legally, orderly, and reflects the majority's wishes;
 - c. Guide discussions at the Meeting (if any);
 - d. Answer or designate responsible persons to answer necessary issues related to the Meeting content as requested by residents.

Article 2. Secretariat of the Meeting

1. The BOC appoints at least 02 (two) personnel as the Meeting Secretariat. This appointment must be approved by the Condominium.
2. Duties of the Secretariat:
 - a. Record the minutes of the Meeting;
 - b. Perform other tasks assigned by the Presidium..

Article 3. Ballot Counting Committee

1. Composition:

The Ballot Counting Committee consists of at least 05 (five) members approved by the Condominium, including:

- a. 02 (two) representatives of apartment owners/residents attending the Meeting;
- b. 03 (three) representatives from the MO.

2. Duties:

- a. Inspect ballots; supervise the distribution and collection of ballots; supervise the counting, record and sign the ballot counting minutes, and announce the results (total ballots issued and collected, total valid and invalid ballots, number of votes for each candidate);
- b. Review and report to the Meeting on any violations of election principles and election results.

Article 4. Authority of the Condominium Meeting

1. Nominate and elect the BOC; elect additional or dismiss members; decide the responsibility allowances for members and other reasonable expenses for the BOC's activities;
2. Approve, supplement, or amend the "Regulations on the management and use of condominiums," "BOC's Operating Regulations," "BOC's Financial Regulations," and "Meeting Regulations";
3. Decide on selecting the condominium management company or maintenance company;
4. Approve reports on management, operation, maintenance, and financial reports by assigned units;
5. Decide on other matters related to condominium management and use.

Article 5. Organization of Extraordinary Meeting

1. An Extraordinary Meeting is held in the following cases:
 - a) Elect a replacement for the Head or Deputy Head of the BOC due to dismissal, removal, death, or disappearance; if the Deputy Head representing the Developer is replaced, the Developers appoints a new representative without needing an Extraordinary Meeting;
 - b) Dismiss or remove all BOC members and elect a new Committee;
 - c) Elect a replacement for non-head, non-deputy members of the BOC due to dismissal, removal, death, or disappearance if a vote among owners does not reach the required agreement as specified in Point (b) Clause 3 Article 26 of the Regulations issued with Circular No. 02/2016/TT-BXD, Consolidated Document 05/VBHN-BXD, or according to Point (b) Clause 4 Article 26 of the same;
 - d) The BOC proposes replacing the management unit or adjusting the management service fee;
 - e) Other cases with a petition by over 50% of the representatives of handed-over apartment owners.
2. Quorum conditions for an Extraordinary Condominium Meeting:
 - a) For decisions on issues stated in Points (a), (b), (c), or (d) Clause 1, at least 50% of the handed-over apartment owners' representatives must attend;
 - b) For meetings upon petition by apartment owners per Point (e) Clause 1, at least 75% of the petitioning attendees must be present.

3. The BOC prepares the content, notifies the time and place, and organizes the official meeting for the owners and residents.
4. The Ward People's Committee is responsible for organizing the Extraordinary Meeting to decide on issues stated in Points (a), (b), or (c) Clause 1 if:
 - a) The BOC's meeting lacks a quorum as per Point (a) Clause 2 and submits a written request;
 - b) A petition by at least 50% of the handed-over apartment owners' representatives requests an Extraordinary Meeting for issues in Points (a), (b), or (c) Clause 1, but the BOC does not organize the Meeting;
 - c) The Developer has ceased operations due to dissolution or bankruptcy.
5. Within 30 days from receiving the BOC's or apartment owners' representatives' request per Clause 4, the Ward People's Committee organizes the Extraordinary Condominium Meeting. The results are valid for all owners and residents as if organized by the BOC.

Article 6. Organization of the Annual Condominium Meeting

1. The Annual General Meeting is held yearly with at least 30% of the handed-over apartment owners' representatives attending or fewer as agreed by the owners. The Annual General Meeting includes:
 - a) Hearing the BOC's activity report and approving annual income and expenditure;
 - b) Reviewing and approving the annual maintenance budget for common areas and the next year's maintenance plan;
 - c) Hearing the condominium management report;
 - d) Deciding on other matters per Article 102 of the Housing Law 2014.
2. If the Annual General Meeting includes decisions on issues in Clause 2, at least 50% of the handed-over apartment owners' representatives must attend:
 - a) Electing replacements for the Head or Deputy Head due to dismissal, removal, death, or disappearance; if the Deputy Head representing the Developer is replaced, the Developer appoints a new representative without needing a Meeting;
 - b) Dismissing or removing all BOC members and electing a new committee;
 - c) Electing replacements for non-head, non-deputy members due to dismissal, removal, death, or disappearance if a vote among owners does not reach the required agreement per Point (b) Clause 3 Article 26 of the Regulations issued with Circular No. 02/2016/TT-BXD, Consolidated Document 05/VBHN-BXD, or per Point (b) Clause 4 Article 26 of the same.
3. The BOC prepares the content, notifies the time and place, and organizes the official meeting for the owners and residents; it can also organize a preparatory meeting for content preparation.
4. If the required quorum is not met per Clause 2, the BOC requests the Ward People's Committee to organize the Meeting per Clause 4, Clause 5 Article 6 of these Regulations.
5. If financial violations by the BOC or members are discovered during the Meeting, the Condominium can decide to dismiss one, some, or all members and elect replacements per Clauses 2 and 4. If criminal prosecution is warranted, the Condominium passes a resolution to request authorities to handle it per the law.
6. If necessary, the Condominium can establish an inspection team or hire a professional unit to audit the BOC's books and finances. If a professional unit is hired, owners and residents contribute to the costs as agreed.

Article 7. Attendees and Voting at the Condominium Meeting

1. Attendees of the Meeting:
 - a) For the first Meeting, attendees include the Developer's representative, representatives of handed-over apartment owners, the management office's representative, and invited representatives of the Ward People's Committee;
 - b) For Extraordinary and Annual General Meetings, attendees include handed-over apartment owners' representatives, the Developer's representative (if the Developer still owns areas in the condominium), the management office's representative, and invited representatives of the Ward People's Committee.
2. Voting rights are based on the privately owned area of the apartment or other areas in the condominium, with 01 square meter equating to 01 vote.
3. Owners or representatives can authorize another owner or resident to attend and vote on their behalf at the Meeting.
4. Decisions are made by majority vote, either by show of hands or ballots. The meeting minutes must be signed by the Presidium and Secretariat members.

Article 8. Voting Ballot

1. Voting Ballot: The ballot is pre-printed and stamped by the Developer (in the case of the first Condominium Meeting). After counting, the Voting Ballots will be sealed and stored along with the ballot counting minutes in the Condominium Meeting's records.
2. The list of items to be voted on by residents must be fully recorded on the Voting Ballot.

Invalid Voting Ballots:

- a) Voting Ballots that do not follow the pre-printed format with the stamp of the BOC or the Developer (in the case of the first Condominium Meeting) and not issued by the Condominium Meeting Organizing Committee;
- b) Voting Ballots with additional content (except for the addition of the corresponding ballot number to ensure the principle stipulated in Clause 2, Article 7 of this Regulation);
- c) Voting Ballots that leave all voting items blank;
- d) Voting Ballots that are erased or have content modified.

Article 9. Voting and Ballot Counting Procedures

1. The Ballot Counting Committee will check the validity of the Voting Ballots before the Condominium Meeting Organizing Committee distributes them to residents.
2. Residents are given the number of Voting Ballots corresponding to their privately owned area of the apartment and/or other areas according to the principle stipulated in Clause 2, Article 8 of this Regulation.
3. Residents will record their voting opinions as instructed on the Voting Ballot, without adding any signs or other content. If there are errors or mistakes in recording the voting opinions, residents can contact the Condominium Meeting Organizing Committee to request a ballot exchange; the Organizing Committee will collect the incorrect ballots and issue new ones.
4. Residents will place their ballots into the ballot box located in the voting area as directed by the Condominium Meeting Organizing Committee.
5. The ballot counting will take place at the Condominium Meeting under the supervision and execution of the Ballot Counting Committee.
6. The results of the ballot counting will be publicly announced at the Condominium Meeting by a representative of the Condominium Meeting Organizing Committee.

Article 10. Effective Date

1. This Regulation is effective immediately after being approved by the Condominium Meeting.

2. Amendments, supplements, or replacements of this Regulation shall be proposed by the BOC and submitted to the Condominium Meeting for decision.
3. Members of the BOC and relevant individuals must strictly adhere to this Regulation.
4. During the operation, members of the BOC, owners, and lawful users of the Condominium have the right to report any arising issues for the BOC to consider and compile proposals for the Condominium Meeting to amend and supplement accordingly.
5. Other issues regarding the Condominium Meeting, if not mentioned in this Regulation, shall be implemented according to Circular No. 02/2016/TT-BXD; Circular No. 06/2019/TT-BXD dated October 31, 2019, of the Ministry of Construction amending and supplementing certain provisions of the circulars related to condominium management and use; and the consolidated document No. 05/VBHN-BXD dated September 7, 2021, of the Ministry of Construction issuing the Regulation on condominium management and use.

I- THE DEVELOPER OF THE VISTA AN PHÚ

CapitaLand - Vista Joint Venture Co., Ltd.

II – PROJECT INFORMATION

Number of apartments	750 apartments
Occupancy status	750/750

III- THE BUILDING OWNER’S COMMITTEE OF THE VISTA AN PHÚ TERM OF 2023 - 2026

The BOC of The Vista An Phú for the term 2023 – 2026 was elected and recognized in Decision No. 369/QĐ-UBND dated November 22, 2023, by the People's Committee of An Phu Ward, Thu Duc City, Ho Chi Minh City.

The BOC for the term 2023 – 2026 consists of 5 members as follows::

No	Name	Apt.	Position	Note
01	Mr.Trần Xuân Phương	T1-17.04	Head of BOC	
02	Ms.Võ Thái Thanh Linh	Developer	Vice head of BOC	
03	Mr Nguyễn Vũ Hiền	T5-20.04	Vice head of BOC	
04	Mr.Nguyễn Văn Triền	T3-07.05	Members of BOC	
05	Mr. Lawrence Eze Mbanu	T2-02.05	Members of BOC	
Term Duration				22/11/2023 – 22/11/2026

BUILDING OWNER COMMITTEE OF THE VISTA AN PHÚ	SOCIALIST REPUBLIC OF VIETNAM <i>Independence - Freedom - Happiness</i>
—oOo—	—oOo—
Số : 05/2024/BC-BOC	<i>Thu Duc city, May 15th, 2024</i>

ACTIVITY REPORT OF THE BOC OF THE VISTA AN PHÚ FOR 2023 AND ORIENTATION FOR 2024

To: Owners of The Vista An Phú

- Based on the Housing Law No. 65/2014/QH13 dated November 25, 2014;
- Based on Decree No. 99/2015/NĐ-CP dated October 20, 2015;
- Based on Circular No. 02/2016/TT-BXD dated February 15, 2016; Circular No. 06/2019/TT-BXD dated October 31, 2019; Consolidated Document No. 05/VBHN-BXD dated September 07, 2021.
- Based on The Vista An Phú Resident Handbook;
- Based on Decision No. 369/QĐ-UBND dated November 22, 2023, of the People's Committee of An Phú Ward, recognizing the BOC of The Vista An Phú for the term 2023-2026;
- Based on the Operating and Financial Regulations of the BOC of The Vista An Ph , approved by the Annual General Meeting in 2022;
- Based on the actual operational situation of the building.

On behalf of the BOC of The Vista An Phú (BOC), I present the activity report for 2023 and the orientation for 2024 as follows::

The report consists of two main parts:

I. Results of the BOC's Activities in 2023

II. Orientation for Activities in 2024

I. RESULTS OF THE BOC'S ACTIVITIES IN 2023

A/ OVERVIEW OF THE VISTA AN PHÚ

1. Building Characteristics:

The Vista An Phú is a luxury residential project within the integrated residential, Key characteristics of the building: commercial, serviced apartment, and high-end office complex developed by CapitaLand-Vista Joint Venture Co., Ltd. The construction site is located at 628C Võ Nguyên Giáp, Quarter 15, An Phú Ward, Thu Duc City, Ho Chi Minh City. The scope of activities of the MB includes 5 towers: Tower 1, Tower 2, Tower 3, Tower 4, and Tower 5; comprising 750 apartments and various amenities serving the residents.

Key characteristics of the building:

- The total private ownership area of 750 apartments is 95,768 m².

- Floors P1, P2, M, and P3 serve as parking lots and technical systems. Floor G includes 24 privately-owned apartments, a swimming pool, and other amenities.
- The condominium was handed over to residents starting in June 2011.
- The total population of The Vista An Phú is approximately 3,200 people.
- The main entrance for residents is via Giang Văn Minh Street, with additional access from An Phú Street and Võ Nguyên Giáp Street.

2. BOC of The Vista An Phú Condominium Term 2023-2026

- At the Annual General Meeting of Condominium Residents on November 11, 2023, a new BOC for the term 2023-2026 was elected, comprising 5 members.
- On November 22, 2023, the People's Committee of An Phú Ward issued Decision No. 369/QĐ-UBND recognizing the BOC of The Vista An Phú Condominium (term 2023-2026), which consists of 5 members with the following assignments:

No	Name	Position	Assigned Duties
01	Mr.Trần Xuân Phương	Head of BOC	Overall responsibility, finance, and security
02	Ms.Võ Thái Thanh Linh	Vice head of BOC	Supervising operational management, reporting issues to the Developer
03	Mr Nguyễn Vũ Hiền	Vice head of BOC	In charge of technical operations and fire prevention
04	Mr.Nguyễn Văn Triển	Members of BOC	Supervising service operations and communications
05	Mr. Lawrence Eze Mbanu	Members of BOC	Responsible for architectural engineering and occupational safety

- The BOC's office is located next to the Community Hall on the G floor of The Vista An Phú,.

B. REPORT ON THE ACTIVITIES OF THE BOC IN 2023:

1. Meeting Activities of the BOC:

- **Extraordinary Meeting of The Vista An Phú Residential Community in November 2023:** Organized by the People's Committee of An Phú Ward, this meeting elected 4 members to the BOC (BOC) for the 2023-2026 term, along with one member appointed by the developer. Immediately after the election results, the new BOC coordinated with the previous BOC and the Management Office (MO) to draft and send an official letter requesting the People's Committee to issue a decision recognizing the new BOC.
- **Handover:** After receiving the recognition decision from the Ward People's Committee, the BOC for the 2023-2026 term convened with the previous BOC and the Inspection Committee

(IC) to prepare for the handover process. The previous BOC handed over the seal, but the documents and operational records were not handed over, with the explanation that all related documents were kept by the MO.

- **Initial Difficulties:** The new BOC faced several challenges as the members were entirely new, the previous BOC had been functioning minimally towards the end of their term, and no records were handed over from the previous BOC. To quickly grasp the situation, the new BOC decided to hold regular weekly meetings on Fridays at 5:30 PM, dedicating an hour before the meeting to directly listen to residents' opinions.
- **BOC Meetings and Communication:** All BOC meetings included participation from the MO to report on activities, allowing the BOC to promptly direct necessary actions. Additionally, the BOC established a Zalo group with the MO for daily communication to discuss and resolve operational and maintenance issues, particularly urgent matters affecting fire safety, security, and the supply of electricity and water.
- **Consultation and Coordination:** For advisory needs, the BOC invited the IC to participate in direct meetings or communicate via email and phone, especially on issues related to the activities of the 2020-2023 BOC, such as the petition from 21 residents dated November 18, 2023, the settlement of 57 overdue payments totaling over 4 billion VND, and the lawsuit with Nozomi Company.
- **Interaction with Government and Contractors:** The BOC also arranged meetings with state agencies such as the People's Committee of An Phú Ward, local police, fire police, and maintenance contractors to address and resolve issues related to The Vista An Phú residential community.
- **Activities Summary:** In the last five weeks of 2023, the BOC held 6 meetings and issued 26 documents to state agencies, the developer, and contractors to resolve lingering issues from the previous BOC as well as new arising matters.

2. Achievements of the BOC:

2.1. From November 22, 2023, to December 31, 2023

2.1.1 Administrative Management:

In the last 5 weeks of 2023, The BOC has successfully completed the following tasks:

- The BOC held meetings to assign responsibilities among its members
- The BOC for the term 2023-2026 studied the Letter of Recommendation dated November 18, 2023, from 21 residents addressing issues and deficiencies in the activities of the BOC for the term 2020-2023. Due to the complexity of the issues, the BOC consulted with a lawyer. The lawyer's opinion was that these recommendations were all related to the BOC for the term 2020-2023, and furthermore, the relevant documents were not handed over. Therefore, upon the lawyer's recommendation, the BOC transferred the documents to the BOC for the term 2020-2023 (Mr. Lãm - December 2023) to coordinate with the Building BOC to respond to the residents.
- The BOC for the term 2023-2026, with the support of CBRE technical team and Mr. Lãm (BOC 2020-2023), spent 3 days conducting a comprehensive assessment of the entire infrastructure of the building related to architectural construction, technical aspects, electricity, water, fire prevention and fighting, etc., and then compiled a summary table sent to all residents. Subsequently, the BOC directed the MO to urgently repair damaged equipment that directly affected the safety and livelihood of the residents. However, some

systems such as intercom, parking surveillance system, camera system, Access Control system, etc., had expenses exceeding the approved BOC budget, so they had to wait for approval from the Condominium (the budget for 2023 has not been approved by the residents).

- The general evaluation is that the building's infrastructure has not been properly maintained and repaired in a timely manner for a long time. There are cases where some equipment, from the installation date to the inspection in December 2023, has never been cleaned, such as utility area air conditioners, water tanks for residents' use, water filter tanks for the swimming pool, which have been damaged for many years without replacement...
- On December 13, 2023, a notice requesting residents' opinions was sent out for voting by written form, switching from the BOC model with self-management fees and self-expenditure to the model of collecting fees for management and expenditure by the management unit. The BOC will proceed to cancel the Tax Code of the BOC.
- The company A&C audit was requested to issue a 6-month audit report for the first half of 2023.

2.1.2. Building Management Supervision Work:

To support and protect the legitimate rights and interests of residents to the fullest extent, the BOC regularly meets and exchanges information and requests the MO to promptly address emerging issues and improve the quality of services for the residents of The Vista An Phú, as follows:

- **Security:** The MO was required to enhance training and professionalism for the security staff, fostering polite and courteous behavior and assisting residents in carrying heavy objects, reminding residents to park in the correct spots, to walk in the correct direction, etc. The BOC also conducted surprise checks on security posts, and in cases where security staff violated their duties, the MO was asked to promptly replace them to ensure the best security work. However, due to numerous violations by the staff of Visit Service and Solutions Co., Ltd., and many complaints from residents, especially the incident of motorcycle theft on March 18, 2024, in apartment T2-19-05, the BOC assigned the MO to proceed with the necessary procedures according to regulations to change the security company.

- **Cleaning:** The BOC requested the MO to effectively supervise the cleaning service company in cleaning public areas, clearing trash rooms, and basement trash rooms, performing annual septic tank cleaning, etc. However, there have been recent complaints from residents about unsatisfactory sanitation work. The BOC will continue to remind the MO to supervise more strictly. Currently, there are many construction contractors repairing apartments, so the movement of workers and the disposal of waste materials during transportation have significantly affected the cleanliness.

For Towers 3, 4, and 5, which are trash collection locations, located right at the entrance to the elevator on Floor P1 of these towers, when there are incidents of littering during garbage collection without timely cleaning, or if the trash emits strong odors affecting the surrounding environment, it will affect the residents. The BOC is requesting the MO to monitor and come up with effective solutions to address this issue.

- **Landscape and environment:** Remind the MO to regularly supervise the staff of Eco Phương Nam Landscape Care Company to regularly tend to plants, water them, fertilize

them, and prune them regularly to ensure the surroundings of the building are always Green - Clean - Beautiful.

- **Customer Services:** The BOC has requested the MO to enhance professional training for customer care staff, especially hotline staff and technicians, to fully understand the Regulations in the Resident Handbook of the building in order to timely respond to and solve residents' issues, avoiding inconvenience to residents. Basic requests under the responsibility of the MO have been handled well over the past year. However, due to the technical equipment of the building deteriorating and malfunctioning, and budgetary constraints on repairs, they have not been repaired in a timely manner, causing many grievances among residents.

- **Fire prevention and fighting work:** The BOC has requested the MO to organize the personnel for the base fire brigade, enhance on-site training, organize regular training courses on fire prevention and fighting skills and rescue for residents, regularly maintain and inspect fire protection systems and equipment, upgrade and replace low-quality equipment to ensure the best operation, and raise awareness among residents about fire prevention and fighting work. On December 5, 2023, the MO, with the support of the Thủ Đức District Fire Department, cooperated to organize a good fire drill at the building.

- **Regarding technical operation work:** Technical systems in the building, after over 10 years of use, have deteriorated and malfunctioned, and some systems are awaiting repair budget. The BOC always reminds the technical department to do well in maintenance, risk prevention, and timely repair of malfunctions related to the supply of electricity and water to the building. The work of assisting residents in handling minor technical issues occurring in their apartments is maintained and carried out promptly. In the last 5 weeks of 2023, the BOC checked and approved 32 proposals related to the repair of technical systems in the building.

- **Regarding community activities:**

+ Organizing the "Mid-Autumn Festival Fun Fair" for children on the occasion of the Mid-Autumn Festival 2023.

+ Organizing decorations for Christmas, New Year's Day, and Lunar New Year 2024.

- **External relations work:** Close coordination with the An Phú Ward People's Committee, local police, and other organizations and individuals in maintaining security in the area, implementing the Party's and State's guidelines and policies.

- **Meeting residents:** The BOC holds weekly resident meeting schedules on Fridays from 5:30 p.m. to 6:30 p.m. The majority of residents' opinions focus on security issues, building sanitation, utility services, and the operation of technical systems... Through regularly listening to residents' thoughts and wishes, the BOC better understands the reality of management and operation work, so timely directives have been given to the MO to address.

2.2. From January 1, 2023, to November 21, 2023:

During this period, the Previous BOC 20-23 was active and responsible. However, due to the lack of a comprehensive activity report from the previous BOC, the Current BOC 23-26 had to gather information from the records kept by the Management Office. There were difficulties because CBRE Management Office took over operations on July 1, 2023, replacing the previous Nozomi company. As a result, specific inquiries from the

BOC regarding certain tasks were not promptly provided with complete information. The main activities during this period were:

- Maintenance of services provided by companies for the building, such as security, cleaning, and landscaping.
- Maintenance of technical systems like elevators, fire prevention and fighting systems, and utilities supply.
- Organization of the Annual Residents' Meeting and the election of the BOC for the 2023-2026 term.
- Signing contracts with the property management service company, CBRE Vietnam Co., Ltd.
- Participation in the transition of property management services from NOZOMI to CBRE Vietnam Co., Ltd.
- Signing an auditing contract with A&C Audit Company and conducting the audit of financial reports for the first six months of 2023 for the Funds (Audit reports have not been issued until May 15, 2024).
- Timely replacement of damaged equipment.
- The 2023 budget was not approved by residents until it was handed over to the new BOC.
- Some inquiries raised by residents in their letter dated November 18, 2023, were yet to be addressed.

3. Financial Activities in 2023:

- Nozomi Property Management Joint Stock Company was responsible for financial data of the Funds from January 1, 2023, to June 30, 2023.
- CBRE Vietnam Co., Ltd. was responsible for financial data of the Funds from July 1, 2023, to December 31, 2023.
- The BOC for the term 2020-2023 was responsible, along with the MO, for financial data of the Funds from January 1, 2023, to November 21, 2023.
- The BOC for the term 2023-2026 was responsible, along with the MO, for financial data of the Funds from November 22, 2023, to December 31, 2023.

3.1. Revenue and Expenditure of the Property Management Fund in 2023:

Total Revenue:	28,279,000,830 VND
Total Expenditure:	25.425.590.455 VND
Net Difference:	2,572,214,124 VND
Beginning Balance:	2,378,016,941 VND
Ending Balance:	4,950,455,196 VND

(Detailed in the Property Management Fund Revenue and Expenditure Report and the 2023 Audit Report)

3.2. Revenue and Expenditure of the Maintenance Fund in 2023:

Total Revenue:	3.786.142.342 VND
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Total Expenditure:	3.806.688.388 VND
Net Difference:	(20,546,046) VND
Beginning Balance:	61.866.585.365 VND
Ending Balance	61,846,039,319 VND

These funds are allocated for maintenance in the upcoming years. The total balance of the Maintenance Fund as of December 31, 2023, is managed across two banks: Vietnam Bank for Industry and Trade (VietinBank) and Vietnam Joint Stock Commercial Bank for Investment and Development (BIDV).

Within this balance:

Total deposited in fixed-term savings: 23,859,156,220 VND

Total in current accounts: 39,215,880,398 VND

(Detailed in the Maintenance Fund Revenue and Expenditure Report and the 2023 Audit Report)

4/ Existing Issues and Limitations:

Alongside the achieved results, during the operational period in 2023, the BOC observed several existing issues and limitations, including:

- Delay in transitioning from the Self-Funded/Self-Managed model to the Centralized Collection/Disbursement model compared to the planned timeline.
- Unresolved matters from the letter of inquiry dated November 18, 2023, from 21 residents.
- Security operations still face numerous violations of professional standards, and sanitation efforts are sometimes insufficient. Particularly concerning is the littering issue along the parallel roads and the encroachment of sidewalks along An Phu Street by street vendors. The management of odor emissions from the garbage chambers of Towers 3, 4, and 5 has not been effectively addressed.
- There is still no effective solution to deal strictly with cases of non-compliance with regulations outlined in the residents' handbook, such as:
 - Failure to address violations of driving against traffic.
 - Throwing objects from high places, causing noise during rest hours.
 - Lack of effective measures to handle numerous bicycles and motorcycles parked haphazardly in the parking area designated for residents.
 - Some residents still demonstrate poor awareness, such as smoking in designated non-smoking areas, littering cigarette butts downstairs and in parking lots for cars and motorcycles; parking improperly, and even resisting security personnel when reminded.
 - Residents leave items at the reception area for extended periods without retrieval, particularly bulky items causing clutter and food items emitting unpleasant odors, contributing to pollution.

II/ Operational Directions of BOC for 2024:

In 2024, BOC will continue to carry out its activities in accordance with its functions and

powers as stipulated in the Operational Regulations and Financial Income-Expense Regulations of BOC, as follows:

1. General activities:

- Renew the service contract for building management operations with CBRE Vietnam Limited Liability Company.
- Transition the operating management model, where CBRE Vietnam Limited Liability Company will be responsible for Revenue Collection-Expense Management.
- Maintain close relationships with local authorities such as the People's Committee, the police, and the district authorities of An Phu Ward, especially with the leaders currently holding positions in the political system of Block 15, An Phu Ward, which has been newly established.
- Monitor and handle the lawsuit filed by NOZOMI Company.

2. Supervision of the Management of The vista an phú:

- Continue to implement the signed management contract with CBRE Vietnam Limited Liability Company. Enhance inspection, monitoring, and supervision of apartment building management in accordance with the contents of the signed contract.
- Continue to rectify departments such as security, sanitation, technical services, landscaping, environment, and other facilities at The Vista An Phú apartment building.
- Prompt the customer service department to capture and process information promptly and efficiently to support residents in a timely manner.
- Operate systems to ensure safety and promptly handle incidents.
- Seriously carry out maintenance of technical systems as recommended by manufacturers, including:
 - + Electrical systems
 - + Standby power generators
 - + Elevators
 - + Central fire alarm systems
 - + BMS monitoring systems
 - + Firefighting pump and fan systems
 - + Wastewater treatment systems
 - + Central air conditioning systems
 - + Septic tank cleaning on an annual basis

- + Periodic replacement of spare parts for standby power generators.
- Select capable contractors to maintain and closely supervise maintenance work to ensure quality and reasonable maintenance costs
- Close Supervision of the Implementation of Major Maintenance Contracts In the budget for using the Maintenance Fund in 2024 and the following years, including the following systems:
 1. Intercom system
 2. Camera system
 3. Vehicle identification system at the parking lot entrance and exit
 4. Public address (PA) system
 5. Power generator system
 6. Repair of water supply pump contribution pipes for Towers 3-5
 7. Replacement of household water pressure reducing valves
 8. Repair of central garbage chute doors
 9. Tile repair and sauna room ceiling painting.
 10. Repair of corridor floor tiles for the towers
 11. Wooden floor for the G floor swimming pool
 12. Swimming pool water filtration system
 13. Wooden floor for the 17th floor of Tower 1
 14. Parking lot planning and marking
 15. Water circulation pipe in the swimming pool system.

Ensure transparent selection of contractors in accordance with BOC's Operational Regulations and Financial Regulations. Carry out the process according to schedule, quality standards, and strict payment acceptance procedures. BOC sincerely invites technically knowledgeable residents to participate in consultation and supervision during the implementation process. As it is already late May 2024, residents are requested to continue using the maintenance fund for these items in 2025.

4. Community, Communication, and Cultural Activities:

- Timely and effectively resolve residents' feedback and suggestions. Implement effective measures to address actions that threaten security and order and behaviors lacking in cultural etiquette within The vista an phú.
- Enhance promotion of apartment building culture, civilized living, community awareness, and strict compliance with regulations in the Residents' Handbook for residents of The vista an phú.
- Organize community activities to connect residents and build solidarity at The vista an phú.

5. Financial Management Activities:

- Efficiently manage and supervise the correct use of revenue and expenses in the Maintenance Fund and the building operation budget.
- Conduct independent audits to ensure transparency in financial activities.

The above is the report on BOC's activities in 2023 and the operational direction for 2024. BOC sincerely thanks all property owners, local authorities, and building BOCs for their support and assistance in helping us fulfill the responsibilities entrusted by The Vista An Phú residents.

Thank you very much!

**ON BEHALF OF THE BUILDING
OWNERS COMMITTEE**

Head of BOC

Trần Xuân Phương

AGENDA ITEMS FOR APPROVAL AT THE CONFERENCE

I. MAINTENANCE FUND UTILIZATION PLAN

No.	Content	Unit	quantity	Estimated unit price	Total amount (not including VAT)
I	REQUIRED ANNUAL MAINTENANCE PLAN				
1	Fire protection system - emergency escape				
a	<i>Fire alarm system and BMS maintenance (contract valid from January 1, 2023 to December 31, 2024)</i>	Year	1	310,000,000	310,000,000
b	Maintain fire pump systems, fire protection fan systems and hand-held fire fighting equipment	Year	1	367,500,000	367,500,000
c	Replace damaged fire alarm system equipment	Year	1	400,000,000	400,000,000
d	Preventive repair of damage to fire extinguishing systems	Year	1	70,000,000	70,000,000
e	<i>Renovating the emergency lighting system of emergency staircases in 05 towers (implemented in May 2024)</i>	Set	315	480,000	151,200,000
f	Replace emergency lighting in corridors of floors and parking lots	Set	150	354,000	53,100,000
g	Replace emergency exit lights in corridors of floors and parking lots.	Set	150	275,000	41,250,000
h	Repair damaged PA system.	Package	1	150,000,000	150,000,000
i	Repair speaker systems and prevent other damage to the PA system	Year	1	70,000,000	70,000,000
2	Power system				
a	Maintenance of MSB main distribution cabinet system (1 time/year)	Year	1	81,000,000	81,000,000
b	Preventive repair of electrical system damage	Year	1	19,000,000	19,000,000
3	Generator system				
a	Periodic maintenance package for 3 generators (periodically 4 times/year)	Time	4	15,000,000	60,000,000
b	Periodic maintenance package of 3 synchronized	Time	2	5,000,000	10,000,000

	cabinets (periodically 2 times/year)				
4	Elevator system				
a	Elevator maintenance package for 21 elevators	Year	1	2,534,232,000	2,534,232,000
b	Preventive damage repair	Year	1	400,000,000	400,000,000
5	Waste water treatment system				
a	Annual operation and maintenance	Year	1	290,000,000	290,000,000
b	Vacuum septic tanks and sludge tanks periodically every year	Time	1	180,000,000	180,000,000
c	Preventative repair of arising damages and minor repairs	Year	1	16,000,000	16,000,000
II	TECHNICAL SYSTEM REPAIR/RENOVATION PLAN				
1	Intercom system (Video phone)				
	Option 1: Install and replace the entire Intercom system including 750 screens inside 750 resident apartments.	Generati on	1	6,300,000,000	6,300,000,000
	Option 2: Install and replace the Intercom system. The screen inside the apartment is equipped by residents themselves.	Generati on	1	3,400,000,000	3,400,000,000
	Option 3: Install and replace the Intercom system and software license to connect to the phone, each apartment can connect up to 6 phones (no screens in the apartment).	Generati on	1	4,600,000,000	4,600,000,000
2	H Camera systems				
a	Replace the existing Camera system with a modern IP Camera system, adding 30 Cameras for some missing areas	Package	1	1,800,000,000	1,800,000,000
b	Preventative repair of the Camera system while it has not been renovated	Package	1	35,000,000	35,000,000
3	Parking control system				
a	Repair and upgrade parking control system	Package	1	280,000,000	280,000,000
b	Preventive repair of arising damages (old equipment reused)	Package	1	20,000,000	20,000,000
4	Backup generator system				
a	Replace the Inteligent NT controller, including displays for 03 generators (the current model is no longer in production, so the supplier quotes a	Set	3	69,500,000	208,500,000

	higher price for the currently circulating model)				
b	<i>Replace electronic control unit (ECU) for MPD No. 1 (done March 2024)</i>	Set	1	241,000,000	241,000,000
c	Periodically replace spare parts for generators No. 1 and 2	Machine	2	55,450,000	190,900,000
d	Other costs for repairing damage incurred	Year	1	70,000,000	70,000,000
5	Water supply and drainage system				
a	Replace manifold assembly of tower water supply pump system T3-T4-T5.	Package	1	90,000,000	90,000,000
b	Replace damaged water supply shaft pressure relief valves in 05 towers	Set	7	27,858,000	195,000,000
c	Backup The pressure reducing valve of the water supply shaft of 05 towers is damaged	Set	3	27,858,000	83,574,000
d	<i>Repair leaking rooftop water tanks in towers 2, 3, 4, 5. (Implemented February 2024)</i>	Package	1	54,500,000	54,500,000
e	<i>Repair of tower water pump control cabinets T3-T4-T5 (Performed March 2024)</i>	Package	1	20,000,000	20,000,000
f	Provision for repairing other arising damages (repairing pumps, valves, control cabinets,etc.)	Package	1	58,000,000	58,000,000
6	Electric lighting system				
a	Buy replacement lighting for hallways and public areas	Ball	950	148,000	140,600,000
b	Preventative repair of arising damages (swimming pool lights, landscape lights, etc.)	Package	1	13,750,000	13,750,000
7	Air conditioning and ventilation				
a	Maintain air conditioning system	Package	1	63,500,000	63,500,000
b	<i>Repair damaged Gym air conditioner (Performed in April 2024)</i>	Package	1		
c	Preventive repair of arising damage (replace compressor, refill refrigerant gas, replace control board, repair motor, ...)	Year	1	270,000,000	270,000,000
8	Access Control System				

a	Preventive repair of arising damage	Year	1	12,000,000	12,000,000
9	Swimming pool system, Koi fish pond				
a	Replace 05 damaged swimming pool filters and reserve 01 additional filter	Bình/ Jar	6	23,500,000	141,000,000
b	Repair damaged control cabinets and swimming pool equipment (repair pumps, valves, pipes, metering pumps, etc.)	Package	1	24,500,000	24,500,000
c	Replace the wooden pool floor with a stainless steel frame and Cho Chi wood	Package	1	1,600,000,000	1,600,000,000
d	Renovate the swimming pool technical piping system below the palm tree basin	Package	1	140,000,000	140,000,000
11	Construction - Architecture				
a	Repairing damaged hallway tile floors (about 144.09m2)	Package	1	90,000,000	90,000,000
b	Repairing tiles and painting the ceiling of the Sauna room	Package	1	95,000,000	95,000,000
c	Repair of rolling doors and 2-panel door set of central garbage house P1 (fireproof door)	Package	1	110,000,000	110,000,000
d	Repair hanging garden wooden floor on the 17th floor of T1 tower (about 140m2)	Package	1	284,900,000	284,900,000
e	Waterproofing miniature ponds, overflow ditches, and balancing tanks for miniature ponds on the 17th floor of tower T1	Package	1	22,500,000	22,500,000
f	Repairing control cabinets and miniature pond pumping systems on the 17th floor of T1 tower	Package	1	30,000,000	30,000,000
g	Waterproofing the exterior of the building (estimated 8 apartments will be waterproofed/year)	Package	1	80,000,000	80,000,000
h	Preventive repair and replacement of other damages (replacing door hinges, magnetic locks, painting and patching minor damages, etc.)	Year	1	110,000,000	110,000,000

AMENDMENTS TO CERTAIN CONTENTS IN THE RESIDENT HANDBOOK

NO	TITLE	APPLICABLE CONTENT	CONTENT OF PROPOSED AMENDMENT	NOTE
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1	In Article I, Section No. 2	Based on the Apartment Sales Contract/Long-Term Lease Contract, except for the Management Fee paid one (01) year in advance, quarterly payments in subsequent years will be due first on the first day of the term. quarters (January, April, July and October). Interest will be applied to late payments 60 days after the payment due date.	Based on the Apartment Sales Contract/Long-Term Lease Contract, except for the Management Fee paid one (01) year in advance, monthly payments in subsequent years will be due first on the first day of the term. months. Interest will be applied to late payments 20 days after the payment due date. Fee notices will be sent to customers/residents on the first day of that month. The notice will clearly state the collection period from the 1st to the 10th of every month.	Adjustment: Month and 20 days Fee notices will be sent to customers/residents on the first day of that month. The notice will clearly state the collection period from the 1st to the 10th of every month.
2	In Article I, Section No. 2-a	An interest rate of 0.05%/day will be applied on the unpaid amount for late payment more than 60 days from the due date. In addition to interest, the BOC will collect a fee of no more than 10% of the amount to be paid to cover additional administrative costs arising from failure to pay this amount.	An interest rate of 0.05%/day will be applied on the unpaid amount for late payment more than 20 days from the due date. In addition to interest, the BOC will collect a fee of no more than 10% of the amount to be paid to cover additional administrative costs arising from failure to pay this amount.	Adjustment: 20 days
3	In Article I, Section No. 2-b	In case the Owner does not pay any amount due within 70 days from the due date, the BOC will have the right to stop providing water or utilities to the apartment until full payment is made by the Resident/occupant. full amount due. Residents/occupants will be required to pay the reconnection fee for these disconnected utilities (if any).	In case the Owner does not pay any amount due within 30 days from the due date, the BOC will have the right to stop providing water or utilities to the apartment until full payment is made by the Resident/occupant. full amount due. Residents/occupants will be required to pay the reconnection fee for these disconnected utilities (if any).	Adjustment: 30 days
4	In Article I, Section No. 2	An interest rate of 0.05%/day will be applied on the unpaid amount for late payment more than 60 days from the due date. In addition to interest, the BOC	An interest rate of 0.05%/day will be applied on the unpaid amount for late payment more than 20 days from the due date. In addition to interest, the BOC	Adjustment: 20 days

		will collect a fee of no more than 10% of the amount due to cover additional administrative costs arising from failure to pay this fee.	will collect a fee of no more than 10% of the amount due to cover additional administrative costs arising from failure to pay this fee.	
5	In Article I, Section No. 2	In case the Owner does not pay any amount due within 70 days from the due date, the BOC will have the right to stop providing water or utilities to the apartment until full payment is made by the Resident/occupant. full amount due. Residents/occupants will be required to pay the reconnection fee for these disconnected utilities (if any).”	In case the Owner does not pay any amount due within 40 days from the due date, the BOC will have the right to stop providing water or utilities to the apartment until full payment is made by the Resident/occupant. full amount due. Residents/occupants will be required to pay for reconnection fees for these disconnected utilities (if any).”	Adjustment: 30 days
6	In Article V, Section No. 2-a	Before moving bulky goods in the Building, residents must submit a Registration Form (<i>TheVista - F027 - Registration Form for bringing goods in and out</i>) to be approved by the BOC at least 1 day before moving in. move. In case the application is not approved, the BOC has the right to refuse the transportation of items into or out of the building.	Cư dân trước khi thực hiện vận Before transporting bulky goods within the Building, residents must submit a registration form (<i>TheVista - F027 - Registration form for bringing goods in and out</i>) or register on the application provided by the BOC. Get approval from the BOC at least 1 day before moving in/moving out. In case the application is not approved, the BOC has the right to refuse to transport items into or out of the building.	Addition: «or register on the application provided by the BOC»
7	In Article V, Section No. 4-a	The applicant must be an Owner or a Resident authorized by the Owner. Forms need to be submitted (<i>TheVista – F024 – Parking Sticker and RFID Tag Registration Form for Cars</i>).	The applicant must be an Owner or a Resident authorized by the Owner. Forms need to be submitted (<i>TheVista – F024 – Parking Sticker and RFID Tag Registration Form for Cars</i>). Documents enclose: - Motorbike: ID card/CCCD/passport , vehicle registration paper	Additional: « Attached documents: - Motorbike: ID card/CCCD/passport , vehicle registration paper - Car: ID card/CCCD/passport , vehicle registration

			- Car: ID card/CCCD/passport , vehicle registration certificate, vehicle registration certificate and vehicle insurance certificate.	certificate, vehicle registration certificate and vehicle insurance certificate. » Additional: «vehicle registration certificate»
8	In Article V, Section No. 4-c	All applicants are required to attach copies of the following documents: vehicle registration, identity card/passport, company vehicle certificate (for company vehicles), copy of contract renting the house (if the applicant is a Tenant),...to prove that the applicant is the Owner or Resident.	All applicants are required to attach copies of the following documents: vehicle registration , vehicle registration, identity card/passport, company vehicle certificate (for company vehicles) , copy of the rental contract (if the applicant is a Tenant), ... to prove that the applicant is the Owner or Resident.	Additional: «vehicle registration certificate»
9	In Article VI Section x	The reception desk is located in the lobby, Ground Floor, Tower 2. Reception desk hours: Monday – Saturday: 06:30 – 20:30 Sunday: 8:00 – 17:00 Holidays/ New Year Holiday: Off	The reception desk is located in the lobby, Ground Floor, Tower 2. Reception desk hours: Monday – Saturday: 06:30 – 2 1:30 Sunday: 8:00 – 17:00 Holidays/New Year Holiday : 06:30 – 2 1:30	Pursuant to the Contract
10	In Article IX Section 4		Pets must be registered at the BOC Office. Registration dossier includes: - Animal health monitoring book (photocopy) issued by Thu Duc City Animal Husbandry and Veterinary Station or veterinary clinics with the function of issuing and issuing Pet registration form (receive form at BOC Office)	Additional point 1

11	In Article XI Section B-a/	<p>Household owners must ensure that their construction work does not disturb or annoy other Residents. All construction items, including the transfer of materials and equipment for construction, will only be carried out within the time frame specified below:</p> <p>Monday to Friday:</p> <p>08:00 – 12:00 (11:30 – 12:00 completely stop noisy construction)</p> <p>13:30 - 17:00 (16:30 - 17:00 completely stop noisy construction)</p>	<p>Household owners must ensure that their construction work does not disturb or annoy other Residents. All construction items, including the transfer of materials and equipment for construction, will only be carried out within the time frame specified below:</p> <p>Monday to Friday: 08:00 – 12:00 (11:30 – 12:00 completely stop noisy construction)</p> <p>13:30 - 17:00 (16:30 - 17:00 completely stop noisy construction)</p> <p>Saturday: 08:00 – 12:00 (11:30 – 12:00 completely stop noisy construction)</p>	<p>Additional: « Saturday:</p> <p>08:00 – 12:00 (11:30 – 12:00 completely stop noisy construction) »</p>
12	In Article XI Section B-b	<p>Regulations on noisy construction:</p> <p>Noisy construction items must be carried out within a period of time not exceeding 1/3 of the total initial construction registration time.</p> <p>Monday to Friday: From 09:30 – 11:30, 15:00 – 16:30</p>	<p>Regulations on noisy construction:</p> <p>Noisy construction items must be carried out within a period of time not exceeding 1/3 of the total initial construction registration time.</p> <p>Monday to Friday: From 08:30 – 11:30, 13:30 – 16:30</p>	<p>Change « Monday to Friday: From 08:30 – 11:30, 13:30 – 16:30 »</p>
13	In Article XI Section P		<p>Contractors must lock/turn off electrical and water equipment after completing work at the end of the working day</p>	<p>Additional point c</p>

SUPPLEMENT AND ADJUSTMENT OF SOME CONTENTS IN THE OPERATION RULES OF THE BOC

NO	TITLE	APPLICABLE CONTENT	CONTENT OF PROPOSED AMENDMENT	NOTE
1	/ Amending Article No. 1- Section III	Number : 7-9 members	Number : 5-7 members	
2	Amending Section V	BOC is an organization with legal status, its seal, and tax code registration and convenes meetings of BOC according to the model of convening meetings of the Board of Directors of a Joint Stock Company, as regulated. Provisions of the Enterprise Law and other relevant laws are in effect from time to time. Meetings and adoption of decisions of BOC are regulated in detail in these Regulations	BOC is an organization with legal status, has its seal, and convenes meetings of BOC according to the model of convening meetings of the Board of Directors of a Joint Stock Company, as prescribed by the Law on Enterprises and other regulations. Other relevant legal provisions are in effect from time to time. Meetings and adoption of decisions of BOC are regulated in detail in these Regulations	□

I- SUPPLEMENT AND ADJUSTMENT OF SOME CONTENTS IN THE FINANCIAL RULES OF THE BOC

NO	TITLE	APPLICABLE CONTENT	CONTENT OF PROPOSED AMENDMENT	NOTE
1	Amended in Article No. 2- Section III	Also known as the Operating Fund account, is an account established in the name of The Vista An Phú BOC at a credit institution operating in Vietnam	Also known as the Operating Fund account, it is a bank account opened by the management company specifically for revenues and	

		to collect management fees and other revenues, and at the same time. to pay for the daily operations of the Building that have been approved in the annual budget	expenditures for the management and operation of the Building and in the name of the account owner. This account is opened at a credit institution operating in Vietnam to collect management fees and other revenues and to pay for daily operations of the Building that have been approved in the annual budget	
2	Removed in Article No. 3- Section IV	Usage time is less than or equal to 5 years and expenditure is less than or equal to 100,000,000 VND: Use of Management Fund	Remove this	
3	Removed in Article No. 2- Section V	Use period greater than 5 years and expenditure greater than 100,000,000 VND: Use Maintenance Fund	Remove this	
4	Added in Article No. 1 & 2- Section IX	<p><i>Renovation or maintenance items valued at less than VND 20,000,000 (Twenty millions VND)</i></p> <p><i>At least 03 (three) quotations needed, with company stamp (hard copy or scanned);</i></p> <p>Insert this section next after section IX.1</p> <p>Items are numbered sequentially</p>	<p><i>Renovation or maintenance items valued at less than VND 2,000,000 (Twenty millions VND)</i></p> <p><i>At least 03 (three) quotations needed, with company stamp (hard copy or scanned);</i></p> <p><i>Renovation or maintenance items valued at less than VND 20,000,000 (Twenty millions VND)</i></p> <p>Change the numbering method</p> <p>IX.3</p> <p>IX.4</p> <p>IX.5</p> <p>IX.6</p>	insert IX,1

		IX.2 IX.3 IX.4 IX.5		
4	Added in Article No. 6-Section IX	For repair items of exclusive system groups (eg elevators, etc.), there is no need to have 03 quotes, but use the manufacturer's quote and proceed with replacement and repair.	For repair items of exclusive system groups (eg elevators, generators, etc.), there is no need to have 03 quotes, but use the manufacturer's quote and proceed with replacement and repair.	

II- LAWSUITS RELATED TO NOZOMI BUILDING MANAGEMENT JOINT STOCK COMPANY

- The BOC term 23-26 received a Notice of Case Acceptance on March 2, 2024, from the People's Court of Thu Duc City regarding Civil Case No. 381/TB-TLVA concerning the Dispute over Service Contract as per the Plaintiff's Petition filed by Nozomi Building Management Joint Stock Company [đơn khởi kiện](#).
- The BOC term 2023-2026 received a "Proposal Letter" dated December 29, 2023, from the Law Firm Khanh An Phat - legal representative of Nozomi, regarding a 50% reduction in VAT fees and agreeing to pay the penalty amount for breach of the management and operation contract. The total amount that The Vista needs to pay to Nozomi as per the Proposal Letter is 2,186,558,475 VND.
- During the handover process of the BOC, the term 2023-2026 was not provided with any documents or information related to the contract and the working process of Nozomi Building Management Joint Stock Company. Nor were they given an explanation for not paying the fees to Nozomi Building Management Joint Stock Company.
- The BOC term 23-26 received a proposal letter from one member of the BOC term 20-23 on January 12, 2024, with proposals for payment totaling only 1,308,351,170 VND.
- On April 6, 2024, the BOC term 23-26 sent a letter requesting an extension of the trial until May 30, 2024, to gather opinions from residents.
- Therefore, the BOC term 23-26 reports this incident to the residents at the condominium meeting to vote on the payment to Nozomi Building Management Joint Stock Company.
- The detailed amount is as follows:

OPTION 01		
No	Payment according to the Letter of Authorization for Litigation	
	Content	Amount

1	Personnel fees and service fees of the management company for May 2023	599,175,585
2	Personnel fees and service fees of the management company for June 2023	599,175,585
3	Interest on late payments calculated from July 6, 2023, to August 22, 2023	3,415,300
4	VAT (Value Added Tax)	797,414,611
5	Bank guarantee certificate	500,000,000
	Total	2,499,181,081

1	Balance in the operational fund	2,184,172,893
	Total	2.184.172.893
	Profit/Loss after payment	(315,008,188)

OPTION 02		
STT	Letter of Proposal from NZM dated 19/12/2024	
	Content	Amount

I - Payment to NZM

1	Personnel and Service Fees of the Management Company for May 2023	599,175,585
2	Personnel and Service Fees of the Management Company for June 2023	599,175,585
3	Long Hoang agrees to deduct service fees for compensation for the returned car loss to Nozomi	89,500,000
4	VAT (Value Added Tax)	398,707,305
5	Bank Guarantee Certificate	500,000,000
	Total	2,186,558,475

II - Revenue for The Vista

1	Fine for breaching the service contract	100,000,000
2	Balance in the operational fund	2,184,172,893
	Total	2,284,172,893
	Profit/Loss after payment	97,614,418

OPTION 03		
STT	Letter of Proposal from Mr. Phạm Ngọc Thịnh dated 12/01/2023	
	Content	Amount

1	Personnel and Service Fees of the Management Company for May 2023	599,175,585
2	Personnel and Service Fees of the Management Company for June 2023	599,175,585
3	Bank guarantee certificate with deduction for	110,000,000
3.1	-Deduction for overtime sanitation payment fees	257,000,000
3.2	- 5% bank interest on delayed repayment from QVH held by NZM starting from 01/12/2022	133,000,000
	Total	1,308,351,170

1	Fine for violating the service contract	100,000,000
2	Amount in the operational fund	2,184,172,893
	Total	2,284,172,893
	Profit/Loss after payment	975,821,723

- **Note:** The payment according to Nozomi's Proposal Letter is only valid until June 30, 2024. After this date, payment will be made according to the Lawsuit or the court's judgment.
- **Voting content:**

No	Voting options	Content
1	Vote 01: Pursue lawsuit	<ul style="list-style-type: none"> - Pursue the lawsuit according to the proposal of Mr. Phạm Ngọc Thịnh - BOC member of term 20 - 23. - Payment according to the Court's decision - Exempt the responsibility of BOC of term 2023 - 2026 in case of losing the lawsuit.
2	Vote 02: Mediation vote	<ul style="list-style-type: none"> - Payment according to option 02 according to NZM's request letter dated December 29, 2023 - There has been a meeting minutes agreeing to pay and take responsibility of Mr. Nguyen Ngoc Lam, Mr. Le Thanh Long, Ms. Tran Thi Minh Tam, Ms. Vo Thai Thanh Linh - BOC 2020 - 2023

VI – BUDGET FOR MAINTENANCE FUND 2024 AND OPERATING BUDGET

(Please refer to the detailed budget on the Budget page)

Note: At present, the conference is in May 2024. In case the repair items in the Maintenance Fund are not implemented and paid on time in 2024, they will be carried out in 2025.

REPORT OF THE MANAGEMENT OFFICE

I - INTRODUCTION:

1. General Information:

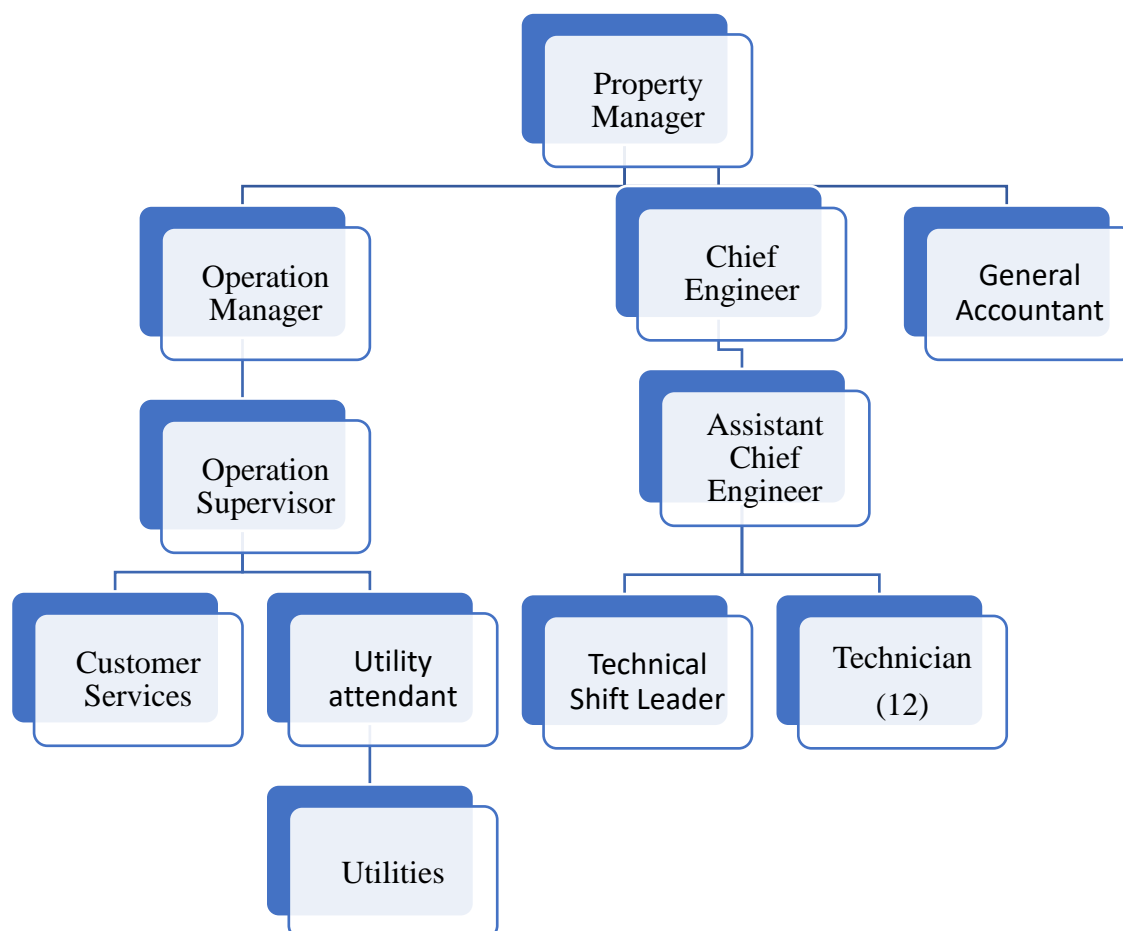
- Company: CBRE (Vietnam) Co., Ltd.
- Registered Address: A&B Tower, 76A Le Lai Street, Ben Thanh Ward, District 1, Ho Chi Minh City, Vietnam
- Phone: (028) 6284 7668 Fax: (028) 38238418
- Tax Code: 0302847667
- Management Office: Ground Floor

2. Management Start Date: July 1, 2023

3. Total Management Staff: 28 members, including:

- Operations Manager: 01
- Chief Engineer: 01
- Assistant Manager: 01
- Technicians: 14
- Finance and Accounting: 01
- Service Supervisors: 02
- Customer Care: 03
- Pool/Gym Staff: 05

Structure of the Management Office in 2022: 28 Staff Members



II- SERVICE PROVIDERS AT THE BUILDING:

1	Security and Parking Management	HUNG LONG SECURITY SERVICES CO., LTD	<p>Appearance: Adherence to uniform and name tag regulations.</p> <p>Service Quality:</p> <ul style="list-style-type: none"> Effectively fulfills the role of ensuring the building's security. Ready to support and cooperate with the MO in building operations. However, handling of violations has not been decisive, and communication style has received complaints and needs improvement. <p>Improvements needed: Training on communication with residents to enhance their care (e.g., assisting with heavy items, opening doors, greeting warmly and courteously).</p> <p><i>The MO has collaborated with the building's security service company to guide, supervise, and urge subordinate personnel to comply with the building's rules and regulations.</i></p>
2	Cleaning	CP CARE VIETNAM JOINT STOCK COMPANY	<ul style="list-style-type: none"> - Professionalism: Adhering to uniform regulations and wearing name tags correctly. - Service Quality: <ul style="list-style-type: none"> Overall assessment meets requirements, but there is a need to change older personnel and rotate job positions regularly.

			<ul style="list-style-type: none"> • Willingness to support in general activities of the MO.
3	Swimming Pool + Gym	LÊ GIA SERVICE COMPANY LIMITED	<ul style="list-style-type: none"> - Professionalism: Adherence to uniform regulations and wearing name tags correctly. - Service Quality: Overall assessment meets requirements. • Willingness to support in general activities of the MO.
4	Insect control	RENTOKIL INITIAL (VIETNAM) LIMITED LIABILITY COMPANY	<ul style="list-style-type: none"> - Fully invested in equipment, professional expertise assessment meets standards.
5	Lanscaping	ECO PHUONG NAM CORPORATION JOINT STOCK COMPANY	<ul style="list-style-type: none"> - Professionalism: Adherence to uniform regulations and wearing name tags correctly. - Service Quality: <ul style="list-style-type: none"> • Overall assessment meets requirements. • Willingness to support in general activities of the MO.
6	Household Waste Management	URBAN ENVIRONMENTA L SERVICE TRADING COMPANY LIMITED (SAI GON)	Work effectiveness evaluation is stable; tasks are being maintained.

7	Hazardous Waste Management	GREEN VIETNAM ENVIRONMENT CORPORATION LIMITED LIABILITY COMPANY	Waste collection conducted twice a year
8	Electricity Supply		Work effectiveness evaluation is stable; tasks are being maintained.
8	Domestic Water Supply		Work effectiveness evaluation is stable; tasks are being maintained.
10	Telecommunications (<i>Telephone, Cable TV, Internet</i>)		Work effectiveness evaluation is stable; tasks are being maintained.

III-TECHNICAL SYSTEM

No	ITEMS	COMMENTS
1	Electrical cabinet system MSB	Upon receiving handover, the ATS system was not operational. On December 18, 2023, the contractor Thinh Tien provided repair assistance. Since the completion of the repair, the system has been operating steadily. The building's technical team continues to maintain daily checklist checks at the beginning of each shift; monthly inspection and cleaning of the machinery room and electrical cabinet system as per schedule.
		From November 2021 until now, the system has not undergone deep maintenance, posing potential risks during operation.
		The electrical system is crucial for the building's operation as well as fire safety. It is proposed to conduct regular maintenance once a year. Approval is proposed for the replacement cost of damaged components and equipment.
2	Firefighting system	Firefighting: The firefighting system is functioning normally but has not entered into a maintenance contract with a contractor specialized in firefighting activities as required by state regulations.

		<p>Fire alarm system:</p> <p>The fire alarm system is operating normally but still has equipment faults due to the large number of devices without spare parts for replacement.</p> <p>The fire alarm system is currently being maintained by the contractor Anh Nguyen.</p>
		<p>The building's technical team continues to maintain daily checklist checks at the beginning of each shift; conduct regular inspection, and clean the machinery room and equipment system according to the schedule.</p> <p>Every month, the MO organizes joint tests of the firefighting system (PCCC) and provides training on the use of firefighting equipment for the basic firefighting force and trainees.</p>
		<p>It is proposed to promptly sign a maintenance contract for the firefighting system with a professional contractor specializing in firefighting activities as required by state regulations.</p> <p>It is proposed to continue maintaining the maintenance contract for the fire alarm system with a professional contractor specializing in firefighting activities as required by state regulations.</p>
3	Public Address (PA) System	<p>The current status of the PA announcement system indicates several malfunctions, including: 01 central control unit, 01 zone expander, and 03 power amplifiers.</p> <p>The MO invited the manufacturer for inspection but the issues could not be resolved, necessitating the replacement of the damaged equipment.</p>
		<p>Due to the malfunction of some equipment in the system, certain areas within the building will not receive announcements from the PA system. In the event of an emergency, these areas will be at risk as they won't receive critical announcements, potentially jeopardizing the safety of residents.</p> <p>The PA announcement system is directly related to fire safety. If the system fails to function properly, there's a risk of penalties from regulatory authorities during inspections.</p>
		<p>It is proposed to approve the cost for repairing the PA system to ensure its operation and fire safety.</p>
4	Elevator System	<p>The elevator system is regularly maintained monthly by the Schindler elevator company and operates normally.</p> <p>The MO regularly invites contractors to conduct elevator rescue skills training for the technical and security departments, either periodically or when there are significant changes in personnel.</p>
		<p>It is proposed to maintain the elevator maintenance contract with Schindler.</p> <p>The Automatic Rescue Device (ARD) system for all 21 elevators has been dysfunctional for several years, posing a safety risk to users in emergencies.</p> <p>It is proposed to consider replacing the ARD automatic elevator rescue system for all 21 elevators.</p>
5	Camera system	<p>The existing CCTV system in the building consists of a total of 200 cameras, mostly utilizing outdated analog technology. The system has suffered serious degradation and breakdowns, with replacement equipment no longer available on the market. Currently, 29 cameras are malfunctioning, and the majority of the remaining cameras produce unclear images.</p>

		The system is monitored regularly, and daily system checklists are performed. There are security personnel monitoring 24/7 to ensure security within the building.
		It is proposed to approve the budget for upgrading the CCTV system with modern technology that aligns with currently available market products..
6	Intercom system	The existing intercom system utilizes analog technology, which has been in operation for over 12 years and has deteriorated significantly, resulting in numerous malfunctions. This technology has been discontinued for many years, making it impossible to find replacement parts on the market.
		The malfunctioning intercom system creates difficulties in security control and inconvenience for residents in confirming and receiving guests into their apartments.
		It is proposed to approve the budget for upgrading the intercom system with modern technology that aligns with currently available market products.
7	Generator System	<p>The generator system is an essential component in fire prevention and control according to regulations.</p> <p>Current status of the generators:</p> <ul style="list-style-type: none"> • The control panel screens are damaged, making it impossible to view operational parameters or control them. These control panels are of an outdated model, no longer in production, thus replacement screens are unavailable. • Generators 1 and 2 have not had their parts replaced regularly as per the manufacturer's recommendations for several years; Generator 3 had its parts replaced in 2022.
		<p>In addition to the quarterly maintenance by the contracted company, the technical team also conducts regular checks, cleaning, and operational tasks:</p> <ul style="list-style-type: none"> • Daily checklist checks at the beginning of each shift. • Weekly checks and operation of idle running machines. • Monthly checks and cleaning of machinery rooms and equipment
		<p>It is proposed to maintain the maintenance contract with the original manufacturer's contractor as it is currently.</p> <p>It is proposed to replace the control panels to ensure operation.</p> <p>It is proposed to replace parts regularly as recommended by the manufacturer.</p>
8	Water Supply and Drainage System	<p>Currently, the domestic water supply system of the building has deteriorated and suffered many damages.</p> <ul style="list-style-type: none"> • The domestic water supply valve system of the building is currently experiencing malfunctions in 7 sets of pressure reducing valves out of a total of 15 sets. Specifically, these are located on Floors 3A, 9, and 12B of Tower T2; Floors 3A and 12B of Tower T3; and Floors 9 and 12B of Tower T5. • The main pipe cluster of the water supply pump system for Towers T3, T4, and T5 has experienced multiple breakages, causing water leakage that damages the pump control cabinets and disrupts the supply of domestic water to residents. Currently, these main pipe clusters have been welded back together for continued use.

		<ul style="list-style-type: none"> The pressure boosting pumps on the rooftop of each tower currently have only one functioning pump per tower. The water tanks on the rooftop made of composite materials are showing signs of deterioration after years of use, with indications of decay.
		<ul style="list-style-type: none"> In November 2023, the Building Owners Committee (BOC) approved the repair and temporary patching of the rooftop water tanks for Towers T2, T3, T4, and T5 to continue their usage. Additionally, the rooftop water tanks of all 5 towers were cleaned. In January 2024, BOC approved the cleaning of the intermediate water tanks at Level P1 to ensure the cleanliness of the water source. In February 2024, BOC approved the repair of the control panels for the water supply pump system for Towers T3, T4, and T5 to ensure that the system operates automatically as originally designed.
		It is proposed to approve the budget for repairing and replacing the damaged equipment to ensure continuous and safe provision of domestic water to residents.
9	Wastewater Treatment System	<p>The system is maintained and operated weekly by the contractor Viet Technology.</p> <p>The building's technical team regularly monitors and checks daily checklists. The system operates stably.</p>
		The faulty wastewater flow meters have been replaced
		It is proposed to continue maintaining the maintenance and operation contract with the current professional contractor.
10	Carparking system	<p>The car parking control system has deteriorated and suffered multiple malfunctions, leading to unstable operation. The system software needs to be updated to include new long-range cards for issuing additional or replacement cards to residents upon request.</p> <p>The system is not being maintained by a specialized unit.</p>
		Currently, the car entrance and exit barriers are manually operated by security personnel whenever vehicles enter or exit.
		It is proposed to approve the budget for repairing and upgrading the car parking control system to ensure its operation and safety for controlling the car park.
11	Swimming Pool System	<p>The equipment system of the swimming pool has deteriorated and suffered significant damage.</p> <p>Five water filtration tanks for the swimming pool are damaged, while the remaining five are operational but not guaranteed for long-term use.</p> <p>The automatic chlorine dosing system for the swimming pool is also damaged. The building's technicians have repaired it so that each system has one functioning machine, pending approval of the budget for replacement.</p> <p>The technical pipelines of the swimming pool, located within the palm tree pots, have been damaged by tree roots, causing significant water loss..</p>
		The swimming pool wooden deck has deteriorated, with the load-bearing frame underneath severely decayed. In January 2024, the Building Owners Committee (BOC) approved temporary repairs to allow residents to use the pool while awaiting approval from the Condominium for a new deck.

		It is proposed to approve the budget for repairing the swimming pool equipment system and deck to ensure operation and safety for residents.
12	Gym	<p>The current condition of the gym room and equipment has deteriorated and become damaged after many years of use.</p> <p>The decorative ceiling has suffered damage and fallen down. The building's technicians have made temporary reinforcements to ensure user safety, but aesthetics are still lacking.</p> <p>The gym equipment is also deteriorated and damaged, with no maintenance contract with a professional contractor.</p> <p>In March 2024, the Building Owners Committee (BOC) approved the budget to repair the malfunctioning gym equipment. Currently, we are awaiting equipment delivery from the supplier for repairs.</p> <p>It is proposed to approve the budget for repairing the equipment and gym room. It is also proposed to approve the budget for signing a maintenance contract for the gym equipment with a professional contractor.</p>
13	Central VRV Air Conditioning System	<p>The building's central VRV air conditioning system consists of 2 units: (1) one unit serving the Building Management Office, MPH room, and BOC offices; (2) the other unit serving the Gym, Yoga room, and lobby.</p> <p>The system has deteriorated after years of use and has not been under a maintenance contract with a professional contractor.</p> <p>In November 2023, the BOC approved the opening of ceiling vents for the first maintenance of the air conditioning units after many years of use.</p> <p>In January 2024, the second air conditioning unit (serving the Gym, Yoga room, and lobby) malfunctioned. After several meetings and resident consultations, BOC approved the repair costs by April 2024.</p> <p>It is proposed to sign a maintenance contract with the original manufacturer's contractor to ensure quality, timely detection of malfunctions, and better support in case of emergencies (given the significant deterioration of the system).</p>
14	Construction - Minor Repairs	<p>The central waste room door at Level P1, consisting of a roller shutter and a 2-wing door, is fire-resistant. These doors have suffered severe damage. Despite several repairs by the technical department, the steel is now corroded beyond repair.</p> <p>Due to the damage, the doors do not close properly, emitting a strong odor from the waste room, affecting the surrounding environment and the building's aesthetics.</p> <p>It is proposed to replace the 2 sets of doors for the central waste room at Level P1.</p> <p>Sauna Room Area:</p> <p>The floor and wall tiles of the sauna room have suffered significant damage, with considerable peeling (approximately 93m²), especially in the walls of the female sauna restroom area and the male wet sauna room. There is a risk of tripping or injury due to fallen or broken tiles during sauna room usage.</p> <p>The sauna room ceiling is cracked, sagging, and damp. It requires repair and repainting of the entire ceiling area (approximately 137m²). The damp and moldy ceiling pose health risks to residents using the sauna room.</p> <p>It is proposed to repair the sauna room.</p>

		<p>Corridor Tiles on Various Floors:</p> <p>The corridor tiles on all floors of the 5 towers are significantly damaged and have been so for a long time without repairs (268 tiles, equivalent to 144.09m² - as of August 2023).</p> <p>The damaged corridor tiles pose a safety hazard to residents passing through the affected areas and contribute to the deterioration of the building.</p> <p>It is proposed to repair the damaged tiles in the corridor areas.</p>
		<p>T1 Tower, 17th Floor Hanging Garden Area:</p> <p>The wooden floor in the hanging garden area on the 17th floor of T1 Tower has severely deteriorated over the years, with the wooden frame and floorboards seriously decayed. This poses a significant safety risk for those passing through this area, especially for the elderly, pregnant women, and children.</p> <p>The ornamental pond on the 17th floor of T1 Tower is an integral part of the overall architecture and carries Feng Shui elements. Due to water seepage into the apartments below, the pond has been non-functional for many years. The inactivity of the ornamental pond may affect the Feng Shui aspect of the building.</p> <p>It is proposed to repair the wooden floor of the hanging garden and restore the ornamental pond to functionality.</p>

IV- FINANCIAL REPORTS & ACCOUNTING TASKS:

(Detailed explanations regarding the Operational Fund are provided in the attached audit report)

- Maintaining ledgers, reports, and documents in accordance with regulations.
- Receipt and disbursement of funds as stipulated – refer to the detailed report on income and expenditure.
- Ensuring transparency, clarity, and accuracy in financial accounting tasks.
- Area of apartment fee collection:

No	Item	Total Area	Fee	Total Amount (VND/year)
1	Revenue from apartment management fees	95,768.1	<i>NZM Phase:</i> Tower 1 2 3 4: 19.000vnd Tower 5: 19.500vnd <i>CBRE Phase:</i> Tower 1 2 3 4: 21.500vnd Tower 5: 22.000vnd	22,406,462,004
2	Revenue from office lot management fees		17,552,535/month	206,785,530
3	Revenue from shophouse management fees		70,502,355/month	777,828,240

V- REPRESENTATIVE IMAGES

Activity	Images
Maintaining the reporting of the security staff headcount to ensure adequate safety personnel for the building area.	
The Operations Department of the security company organizes training sessions, providing guidance for personnel at the building.	
Conducting regular inspections of the fire protection and fighting system, conducting fire drills, emergency evacuation drills, and training sessions on the regular use of fire extinguishers once a month to ensure that building staff are proficient in fire safety and protection at The Vista.	
Assisting residents in retrieving lost items at the building.	

Organizing international children's programs for the kids.	
Arranging Mid-Autumn Festival celebrations for children at the building.	
Playing the role of Santa Claus, distributing Christmas gifts to the children at the building.	
Collaborating with specialized contractors and the developer to monitor subsidence, ensuring building safety.	
Coordinating with the Fire Department and local authorities to inspect fire safety, high-rise safety, and water sanitation at the building.	

Collaborating with the Fire Department to conduct fire drills in 2023 and high-rise rescue exercises.

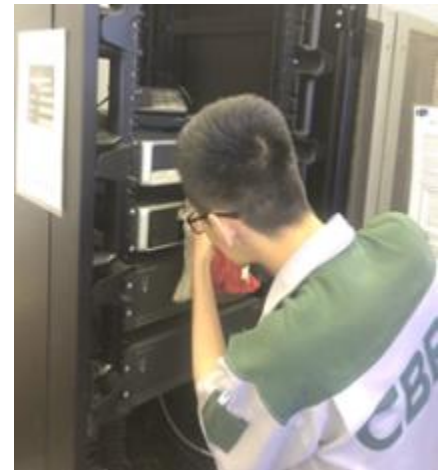


Cleaning and maintaining the fire protection system.

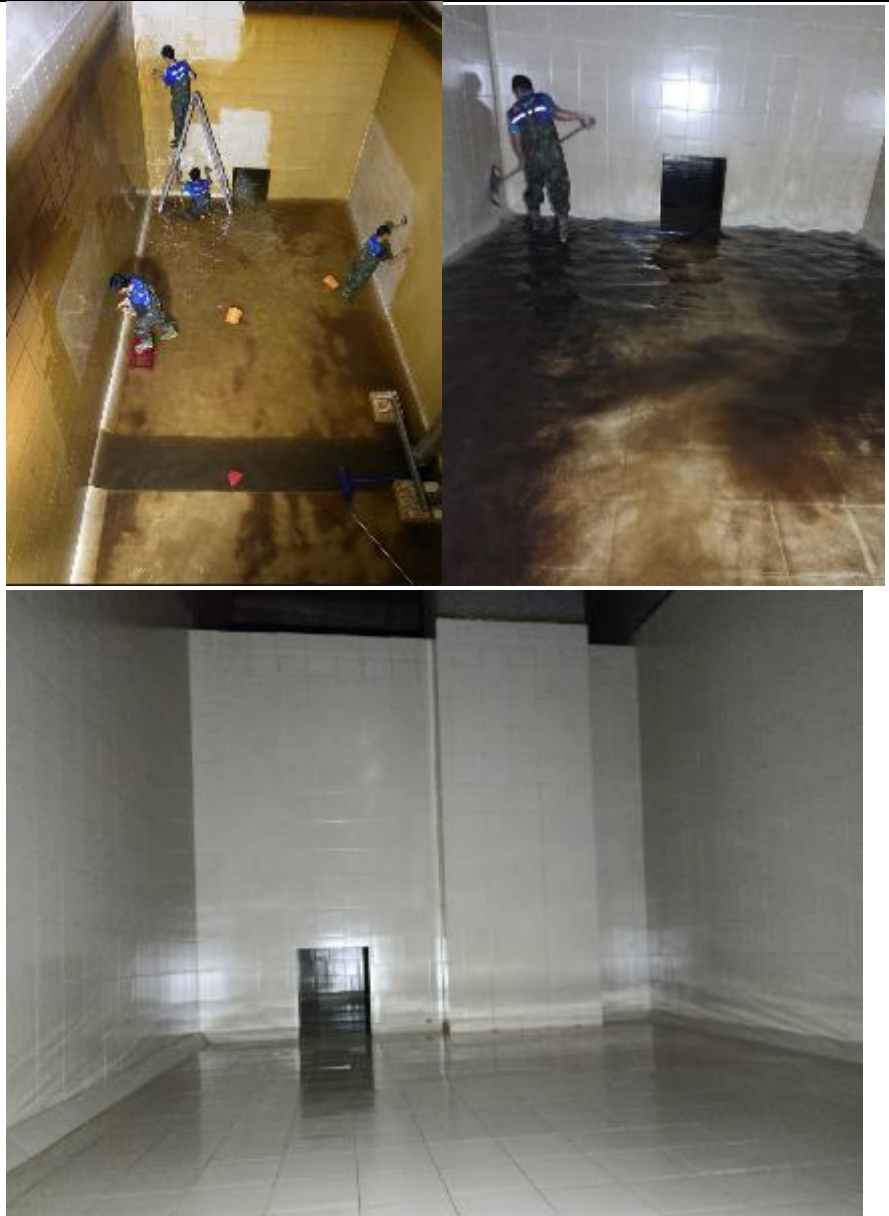




Cleaning the camera and PA system at the building.

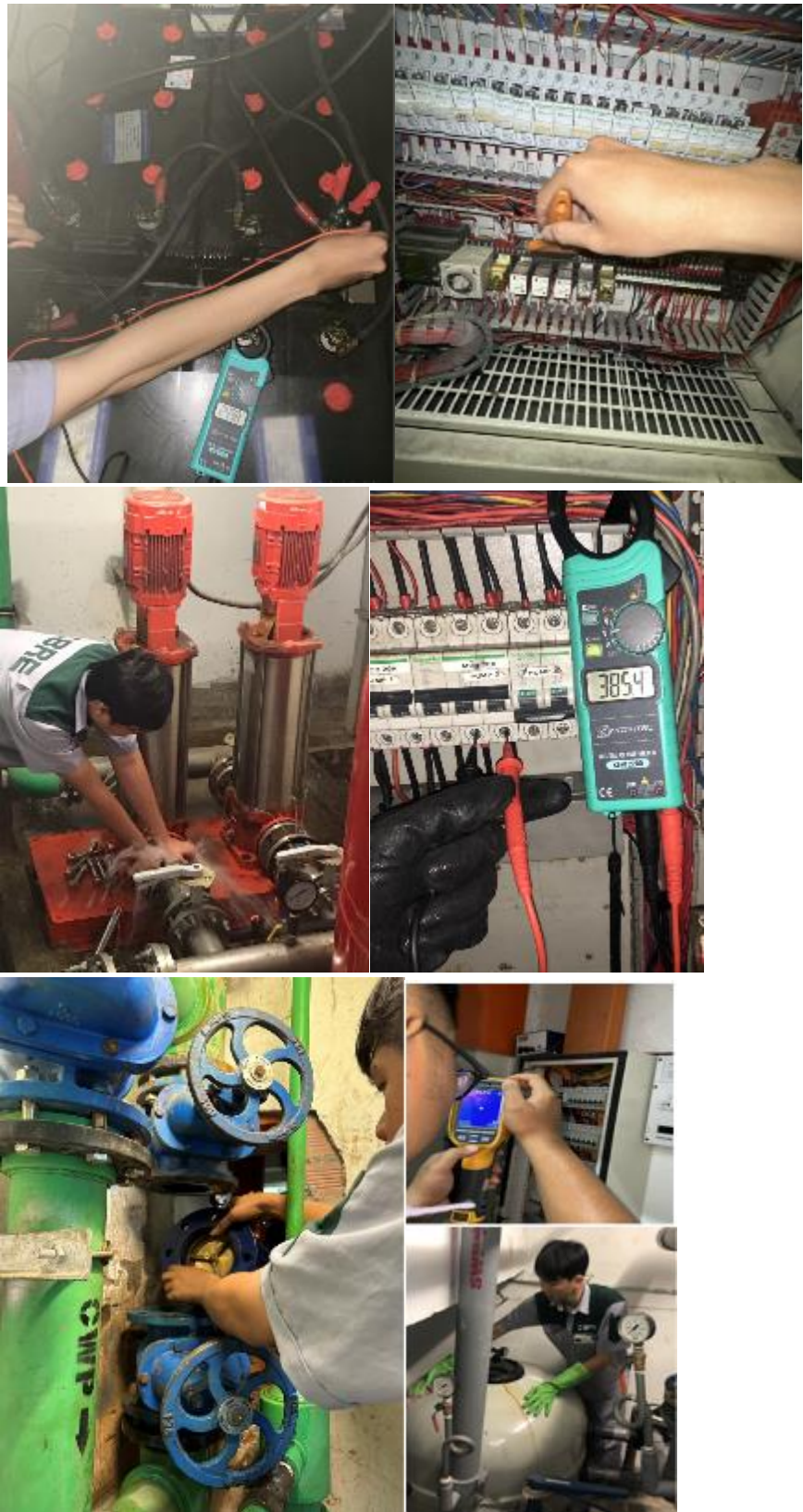


Cleaning the underground water tanks at the building in 2023.



Technical operations by the engineering department to enhance residents' quality of life in the building.

Technical inspections and maintenance on a regular basis.



Repairing the swimming pool wooden floor.



Clearing drainage systems.



Investigating the causes of water loss in the swimming pool.



VI-SUMMARY

With the aim to ensure a safe living environment and enhance the amenities and services for the residents of The Vista An Phú, the Management Office consistently ensures the following

- ✓ Strict monitoring of service providers' quality in security, cleanliness, landscaping, and other areas.
- ✓ Maintenance of stable operations for technical systems within the building.
- ✓ Emphasis on employee training in customer service to provide guidance, support, and efficient resolution of residents' requests.
- ✓ Promotion of community spirit through events organized during holidays, particularly those catering to children.
- ✓ Cultivation of positive relationships with local authorities and adherence to regulations regarding condominiums, environmental protection, and occupational safety.

VII- 2024 DEPLOYMENT ACTIVITY PLAN

- Maintain the stability of technical systems in the building by implementing self-controlled maintenance, quality control, warranty management, or maintenance contract signing for specialized systems.
- Plan regular inspections within apartments, including smoke alarm systems and electrical safety.
- Continuously improve the quality of services for the community of residents living and working in the building.
- Innovate and brainstorm ideas for organizing annual programs to enhance the quality of spiritual life for residents.
- Strengthen security checks to ensure building security and fire safety.
- Stabilize the personnel of the MO and commit to ensuring the quality of management services for the building.

HẠNG MỤC			1/2023	2/2023	3/2023	4/2023	5/2023	6/2023	7/2023	8/2023	9/2023	10/2023	11/2023	12/2023	TỔNG CỘNG LŨY KẾ
		Nội dung	Thực tế	Thực tế	Thực tế	Thực tế	Thực tế	Thực tế	Thực tế	Thực tế	Thực tế	Thực tế	Thực tế	Thực tế	Thực tế
I	DOANH THU		2,256,662,141	2,093,236,884	2,194,937,758	2,142,594,283	2,145,158,906	2,121,508,041	2,544,604,809	2,518,402,103	2,551,068,028	2,600,962,945	2,534,051,317	2,640,642,018	28,279,000,830
R1	511301	Phí quản lý khu căn hộ	1,664,349,384	1,664,349,384	1,664,349,384	1,664,349,384	1,664,349,384	1,664,349,384	2,067,366,650	2,075,064,650	2,067,366,650	2,070,189,250	2,070,189,250	2,070,189,250	22,406,462,004
R2	511302	Phí quản lý khu thương mại	15,956,850	15,956,850	15,956,850	15,956,850	15,956,850	15,956,850	15,956,850	15,956,850	15,956,850	21,057,960	21,057,960	21,057,960	206,785,530
R3	511303	Phí quản lý khu căn hộ dịch vụ	64,093,050	64,093,050	64,093,050	64,093,050	64,093,050	64,093,050	64,093,050	64,093,050	64,093,050	66,996,930	66,996,930	66,996,930	777,828,240
R4	511304	Phí bến bãi taxi	-	-	18,181,820	4,545,455	4,545,455	4,545,455	4,545,455	4,545,455	4,545,455	4,545,455	4,545,455	4,545,455	59,090,915
R5	511305	Xe buýt đưa đón cư dân	-	-	-	-	-	-	-	-	-	-	-	-	-
R6	511306	Tiền thuê KV BBQ & MPH	3,545,451	10,363,630	6,363,633	3,818,179	10,090,904	5,727,269	3,703,704	6,481,482	6,481,482	6,018,519	15,277,779	14,166,668	92,038,700
R7	511307	Lãi tiền gửi ngân hàng	818,527	958,283	810,823	1,072,744	1,152,937	1,145,370	1,101,034	775,835	2,005,487	1,916,736	1,763,220	2,070,192	15,591,188
R8	511308	Thu khác (Thẻ từ)	6,545,449	5,999,995	17,636,358	16,545,451	10,545,445	13,636,351	19,627,281	14,309,104	7,583,334	10,310,606	11,920,876	10,545,791	145,206,041
R9	511309	Thu tiền điện Viettel, Interland, Hải Long	-	-	77,459,365	-	37,161,685	38,410,890	16,793,585	16,735,885	41,350,705	16,531,050	18,394,760	35,145,070	297,982,995
R10	511310	Phí đậu xe	-	-	-	-	-	-	-	-	-	-	-	-	-
R11	511311	Thu khác (standee, tiền phạt, khoá tủ thư,...)	300,000	680,000	1,233,314	1,100,000	5,000,000	172,780	-	-	-	500,000	2,000,000	11,000,000	21,986,094
R12	511312	Hoa hồng FPT, Viettel	-	-	-	39,648,713	-	-	44,070,740	-	-	60,751,140	-	72,361,340	216,831,933
R13	511313	Thuê phòng MDF	9,545,455	9,545,454	9,545,455	8,545,455	8,545,454	8,545,455	8,545,455	8,545,454	8,545,455	8,545,455	8,545,455	8,545,455	105,545,457
R14	511314	Thu lại EVN tiền điện chạy máy phát điện	-	-	-	-	-	-	-	-	-	-	-	-	-
R15	511315	Phí quảng cáo	85,154,356	45,077,178	42,077,178	41,577,178	42,077,178	40,077,178	40,077,177	40,077,178	40,077,178	40,077,178	40,077,178	40,077,178	536,503,313
O4.1	511316	Tiền nước căn hộ	222,395,899	170,101,420	183,425,328	186,309,744	179,346,564	172,116,329	169,570,548	176,938,440	200,623,620	190,401,962	178,210,372	123,087,573	2,152,527,799
O4.2	511317	Tiền nước khu thương mại	69,957,720	86,111,640	93,805,200	95,032,080	93,294,000	92,731,680	89,153,280	94,878,720	92,438,762	93,120,704	95,072,082	93,824,753	1,089,420,621
R16.1	711100	Thu khác	-	-	-	-	-	-	-	-	-	8,000,000	-	2,200,000	10,200,000
R16.2	711100	Thu khác nhà thầu hỗ trợ	114,000,000	20,000,000	-	-	9,000,000	-	-	-	-	2,000,000	-	-	145,000,000
								-							-
II	CHI PHÍ		2,072,866,176	2,054,466,089	1,910,689,968	2,092,655,387	1,949,050,169	1,957,330,924	2,112,267,092	2,108,135,022	2,170,698,601	2,358,254,803	2,180,911,672	2,457,264,552	25,424,590,455
A		CHI PHÍ HÀNH CHÍNH	603,292,437	554,008,221	533,136,399	646,691,091	536,406,124	518,722,624	638,850,325	652,632,790	631,076,323	654,669,292	700,298,084	669,450,583	7,382,434,293
A1.1	642101	Phí dịch vụ quản lý/ PM Service charge	60,000,000	60,000,000	60,000,000	60,000,000	60,000,000	60,000,000	77,000,000	77,000,000	77,000,000	77,000,000	77,000,000	77,000,000	822,000,000
A1.2	642102	Phí nhân sự / Staff cost	426,705,077	426,705,077	426,705,077	426,705,077	426,705,077	426,705,077	536,824,665	551,954,700	548,208,692	551,954,700	551,954,700	551,954,700	5,853,082,619
A1.3	642103	Phí tăng ca / Overtime charge	-	-	-	-	-	-	-	-	-	-	-	-	-

A1.4	642104	Phí khấu trừ thuế VAT/ Cost of VAT deduction	-	-	-	-	-	-	-	-	-	-	-	-	-
A2	642105	Phí ngân hàng	2,282,711	1,321,654	1,182,307	1,281,443	796,791	1,804,658	576,793	612,190	498,630	1,240,734	1,470,641	181,909	13,250,461
A3	642106	Đào tạo nhân viên	-	-	-	-	-	-	-	-	-	-	-	-	-
A4	642107	Phí kiểm toán	-	-	-	90,000,000	-	-	-	-	-	-	48,600,000	-	138,600,000
A5	642108	Internet và điện thoại	993,579	674,492	1,562,209	1,621,333	1,670,669	50,211	1,059,839	695,668	585,653	404,282	423,447	419,546	10,160,928
A6	642109	Văn phòng phẩm & thuốc y tế	2,795,000	2,725,800	2,629,000	2,560,600	2,535,000	3,118,000	2,960,820	2,986,200	3,068,280	2,711,340	2,764,800	2,727,000	33,581,840
A7	642110	Nước uống	4,001,447	2,775,000	4,260,447	3,570,000	4,592,000	3,220,000	3,453,840	5,009,040	3,034,800	3,276,720	3,925,800	3,985,200	45,104,294
A8	642111	CP ngoại giao	3,000,000	3,000,000	3,000,000	3,000,000	5,800,000	7,000,000	-	-	4,000,000	-	9,000,000	-	37,800,000
A9	642112	Đặt báo	-	-	-	-	-	-	-	-	-	-	-	-	-
A10	642113	CP dự phòng	-	26,240,000	15,050,000	37,890,000	19,170,000	1,415,000	-	-	6,950,000	16,500,000	-	-	123,215,000
A12	642114	Giải thưởng cho nhân viên	31,800,000	-	-	-	-	-	-	-	-	-	-	-	31,800,000
A13	642115	Đồng phục	-	-	-	-	-	-	-	-	-	-	-	-	-
A14	642116	CP mua sắm, sửa chữa thiết bị, đồ dùng VP	-	-	-	-	-	-	-	-	-	-	-	-	-
A15	642117	CP mực in	-	-	-	-	-	-	-	-	-	-	-	-	-
A16	642118	CP gửi thư	289,145	721,178	349,094	212,273	90,455	409,546	-	-	-	274,500	121,000	229,000	2,696,191
A17	642119	CP thuê máy photo	1,383,000	1,088,700	1,483,600	3,183,700	1,712,800	1,666,800	1,881,036	1,041,660	1,063,600	1,307,016	1,437,696	1,104,300	18,353,908
A18	642120	Chi phí đi chơi thường niên cho NV	-	-	-	-	-	-	-	-	-	-	-	-	-
A19	642123	Chi phí phát sinh khác (CP thay thế, sửa chữa, mua mới CCDC, thiết bị,...)	52,190,358	12,089,655	248,000	-	-	-	1,760,000	-	-	-	-	18,115,600	84,403,613
A19.11	642121	Diễn tập PCCC (Fire drill)	-	-	-	-	-	-	-	-	-	-	-	-	-
A20	642122	Thù lao BOC	16,666,665	16,666,665	16,666,665	16,666,665	13,333,332	13,333,332	13,333,332	13,333,332	(13,333,332)	-	3,600,000	13,733,328	123,999,984
A21	642122	Diễn tập PCCC (Fire drill)	1,185,455	-	-	-	-	-	-	-	-	-	-	43,200,000	44,385,455
															-
B		HỢP ĐỒNG THUÊ NGOÀI	665,255,460	762,131,003	670,437,362	675,030,432	698,806,542	716,158,582	804,292,667	760,347,056	746,709,129	806,299,984	737,149,110	791,428,344	8,864,285,671
B1	642201	CP bảo vệ	227,500,000	231,000,000	228,500,000	231,000,000	231,000,000	272,725,000	351,269,800	294,543,000	289,887,000	294,543,000	265,088,700	294,543,000	3,211,599,500
B2	642202	CP Nhân viên hồ bơi Gym	58,000,000	58,000,000	58,000,000	58,000,000	58,000,000	58,000,000	51,035,600	51,035,600	51,035,600	51,035,600	51,035,600	51,035,600	654,213,600
B2.1	642307	CP Hóa chất hồ bơi	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	642203	CP thuê công ty vệ sinh	215,791,954	218,790,432	218,790,432	218,790,432	218,790,432	218,790,432	236,293,667	236,293,667	235,969,667	236,293,667	236,293,667	236,293,667	2,727,182,116
B4	642204	CP diệt côn trùng	7,800,000	7,800,000	7,800,000	7,800,000	7,800,000	8,190,000	8,845,200	8,845,200	8,845,200	8,845,200	8,845,200	8,845,200	100,261,200
B5	642205	CP đổ rác	15,750,000	15,750,000	15,750,000	15,750,000	15,750,000	15,750,000	17,010,000	17,010,000	17,010,000	17,010,000	17,010,000	17,010,000	196,560,000
B6	642206	CP chăm sóc cảnh quan	44,500,000	44,500,000	44,500,000	44,500,000	44,500,000	44,500,000	48,060,000	48,060,000	48,060,000	48,060,000	48,060,000	48,600,000	555,900,000

B7	642207	CP cây, hoa trang trí	4,980,000	4,980,000	4,980,000	4,980,000	4,980,000	4,980,000	5,378,400	5,378,400	5,378,400	5,378,400	5,378,400	5,378,400	62,150,400
B8	642208	CP trang trí theo mùa	3,800,000	95,642,000	-	-	27,000,000	-	-	-	-	52,687,800	-	22,032,000	201,161,800
B9	642209	Vật tư nhà vệ sinh, phòng xông hơi, ...	-	-	6,856,380	-	7,786,110	9,576,650	-	7,810,688	-	1,944,000	2,475,000	4,647,205	41,096,033
B10	642210	CP thuê xe buýt	43,933,506	42,468,571	41,623,550	40,000,000	40,000,000	40,000,000	43,200,000	47,992,301	47,323,262	47,302,317	45,955,823	44,354,992	524,154,322
B11	642211	Bảo hiểm rủi ro tài sản (KV công cộng) + Cháy nổ	41,666,667	41,666,667	41,666,667	41,666,667	41,666,667	41,666,667	41,666,667	41,666,667	41,666,667	41,666,667	41,666,667	41,666,663	500,000,000
B12	642212	CP vệ sinh mặt ngoài 5 tháp & clubhouse 1 năm 1 lần	-	-	-	-	-	-	-	-	-	-	-	-	-
B13	642213	CP đổ rác thải nguy hại	-	-	-	-	-	-	-	-	-	-	-	15,120,000	15,120,000
B14	642214	CP tổ chức HNNCC Hàng Năm	-	-	-	11,010,000	-	-	-	-	-	-	-	13,651,200	24,661,200
B15	642215	Bảo hiểm trách nhiệm công cộng	1,533,333	1,533,333	1,533,333	1,533,333	1,533,333	1,533,333	1,533,333	1,533,333	1,533,333	1,533,333	1,533,333	1,533,337	18,400,000
B16	642216	CP giặt khăn, nệm	-	-	437,000	-	-	446,500	-	178,200	-	-	155,520	368,280	1,585,500
B17	642217	CP vệ sinh sân đá	-	-	-	-	-	-	-	-	-	-	-	-	-
B18	642218	Cp cải tạo, nâng cấp hệ thống bãi xe thông minh	-	-	-	-	-	-	-	-	-	-	-	-	-
B19	642219	Chi phí chăm sóc/vệ sinh hồ cá	-	-	-	-	-	-	-	-	7,560,000	7,560,000	7,560,000	7,560,000	30,240,000
C		CHI PHÍ KỸ THUẬT (BẢO TRÌ SỬA CHỮA, BẢO TRÌ HỆ THỐNG TÒA NHÀ)	75,816,140	97,842,626	43,114,990	112,577,145	64,399,000	79,991,336	5,776,200	4,293,560	81,310,000	263,042,005	25,996,000	202,911,280	1,057,070,282
C1	642301	CP hệ thống máy lạnh	-	-	-	-	-	-	-	-	-	-	-	60,112,400	60,112,400
C2	642302	CP thang máy	-	-	-	-	-	-	-	-	-	-	-	-	-
C3	642303	CP máy phát điện	5,000,000	5,000,000	12,800,000	13,500,000	5,000,000	26,600,000	-	-	16,200,000	14,600,000	9,350,000	10,800,000	118,850,000
C4	642304	CP hệ thống PC, chữa cháy	-	-	-	-	42,744,000	-	-	-	-	9,331,200	-	-	52,075,200
C5	642305	CP hệ thống an ninh (kiểm soát ra vào)	2,640,000	-	-	-	7,500,000	-	-	-	-	-	17,831,000	-	27,971,000
C6	642306	CP hệ thống bơm	3,470,000	878,000	-	-	-	2,883,686	-	-	-	-	-	-	7,231,686
C7	642219	CP hồ bơi, hóa chất...	14,760,000	18,183,000	16,390,000	32,780,000	-	46,290,000	-	-	49,335,000	-	-	-	177,738,000
C8	642308	CP hệ thống xử lý nước thải(cải tạo hệ thống, vtu thay thế dự phòng, hút bể phốt)	-	-	-	-	-	4,217,650	-	-	-	195,075,000	-	58,860,000	258,152,650
C9	642309	Hệ thống điện, đèn	1,309,545	7,928,000	-	1,309,545	9,155,000	-	-	-	-	11,110,000	3,690,000	20,130,000	54,632,090
C10	642310	CP hệ thống BMS	-	-	-	-	-	-	-	-	-	-	-	-	-
C11	642311	CP phòng Gym	7,347,600	-	-	7,347,600	-	-	-	-	-	18,352,440	-	14,212,800	47,260,440
C12	642312	CP hệ thống MSB	-	-	-	-	-	-	-	-	-	-	-	-	-
C13	642313	Các chi phí bảo trì tiện ích khác	8,250,000	3,880,000	-	-	-	-	-	-	-	-	-	-	12,130,000
C14	642314	CP hệ thống khăn cấp	-	-	-	-	-	-	-	-	-	-	-	-	-

C15	642315	CP ổ khóa, chìa khóa	-	33,163,636	-	-	-	-	-	-	-	-	-	-	33,163,636
C16	642316	Trang trí nội thất	-	-	-	-	-	-	-	-	-	-	-	-	-
C17	642317	CP sửa chữa, thay mới tiện tích công cộng	13,600,000	2,365,000	4,410,000	22,990,000	-	-	5,776,200	4,293,560	15,775,000	14,572,200	(10,650,000)	9,446,000	82,577,960
C18	642318	CP cấp giấy chứng nhận	-	24,584,990	9,514,990	34,650,000	-	-	-	-	-	-	-	-	68,749,980
C19	642319	Hệ thống xử lý nước sinh hoạt	16,959,900	1,860,000	-	-	-	-	-	-	-	-	5,775,000	-	24,594,900
C20	642320	Mua trang thiết bị mới cho kỹ thuật + vật tư tiêu hao	2,479,095	-	-	-	-	-	-	-	-	-	-	-	2,479,095
C21	642321	Sửa chữa hệ thống intercom	-	-	-	-	-	-	-	-	-	-	-	-	-
C22	642322	Các khoản phí khác (Cản trừ giữa 711 và 811)	-	-	-	-	-	-	-	-	-	1,165	-	29,350,080	29,351,245
															-
D		CHI PHÍ NĂNG LƯỢNG	728,502,139	640,484,239	664,001,217	658,356,719	649,438,503	642,458,382	663,347,900	690,861,616	704,043,149	626,683,522	709,908,478	742,714,345	8,120,800,209
D1	642401	Tiền nước	340,865,748	310,102,668	342,357,192	351,127,872	339,544,548	339,544,548	310,062,528	349,488,913	389,839,436	299,472,868	363,430,202	397,821,034	4,133,657,557
D1.1		Tiền nước công cộng	110,761,296	54,113,496	65,126,664	69,786,048	66,903,984	66,903,984	58,907,124	77,671,753	96,777,054	15,950,202	90,147,748	116,080,305	889,129,658
D1.2	642402	Tiền nước căn hộ	160,146,732	169,877,532	183,425,328	186,309,744	179,346,564	179,346,564	162,564,444	176,938,440	200,623,620	190,401,962	178,210,372	187,915,976	2,155,107,278
D1.3	642403	Tiền nước khu thương mại	69,957,720	86,111,640	93,805,200	95,032,080	93,294,000	93,294,000	88,590,960	94,878,720	92,438,762	93,120,704	95,072,082	93,824,753	1,089,420,621
		Tiền điện	-	-	-	-	-	-	-	-	-	-	-	-	-
D2	642404	Tiền điện	232,000,027	330,381,571	321,644,025	307,228,847	309,893,955	302,913,834	353,285,372	341,372,703	314,203,713	327,210,654	346,478,276	344,893,311	3,831,506,288
D3	642405	Tiền dầu chạy máy phát điện	155,636,364	-	-	-	-	-	-	-	-	-	-	-	155,636,364
							-								
E		CHI PHÍ SỬA CHỮA BẢO TRÌ PHÁT SINH SỬ DỤNG THẠNG DƯ QUỸ VẬN HÀNH	-	-	-	-	-	-	-	-	-	-	-	-	-
<i>F01</i>	642501	CP sửa chữa, thay mới tiện tích công cộng Public area facilities replacement / Enhancements	-	-				-	-	-	-	-	-	-	-
<i>F02</i>	642502	CP sửa chữa, thay mới tiện tích công cộng Public area facilities replacement / Enhancements	-	-				-	-	-	-	-	-	-	-
<i>F03</i>	642503	CP sửa chữa, thay mới tiện tích công cộng Public area facilities replacement / Enhancements	-	-				-	-	-	-	-	-	-	-
III.		LÃI / LỖ	183,795,965	38,770,795	284,247,790	49,938,896	196,108,737	164,177,117	432,337,717	410,267,081	380,369,427	242,708,142	353,139,645	(162,647,188)	2,572,214,124

HẠNG MỤC			1/2023	2/2023	3/2023	4/2023	5/2023	6/2023	7/2023	8/2023	9/2023	10/2023	11/2023	12/2023	Total
I	DOANH THU		50,923,362	863,198	695,972	174,131	6,861,252	4,244,253	3,451,071	2,960,163	1,740,982,991	1,623,803,273	132,220,151	218,962,525	3,786,142,342
R7	51510	Lãi tiền gửi ngân hàng	50,923,362	863,198	695,972	174,131	6,861,252	4,244,253	3,451,071	2,960,163	1,737,982,991	1,623,803,273	132,220,151	218,962,525	3,786,142,342
R16		Thu khác	-	-	-	-	-	-	-	-	3,000,000	-	-	-	3,000,000
II	CHI PHÍ		225,500	75,280,500	1,016,542,845	3,616,616	324,500	763,423,100	236,500	267,863	797,146,300	216,700	290,199,038	859,208,926	3,806,688,388
A		CHI PHÍ HÀNH CHÍNH	225,500	280,500	970,045	470,616	324,500	467,500	236,500	267,863	533,500	216,700	396,538	594,526	4,984,288
A2	64201	Phí ngân hàng	225,500	280,500	970,045	470,616	324,500	467,500	236,500	267,863	533,500	216,700	396,538	594,526	4,984,288
C	64,201	CHI PHÍ KỸ THUẬT (BẢO TRÌ SỬA CHỮA, BẢO TRÌ HỆ THỐNG TÒA NHÀ)	-	75,000,000	1,015,572,800	3,146,000	-	762,955,600	-	-	796,612,800	-	289,802,500	858,614,400	3,801,704,100
C2	64201	CP thang máy	-	-	626,109,000	-	-	663,696,000	-	-	651,628,800	-	-	651,628,800	2,593,062,600
C4	64201	CP hệ thống PC, chữa cháy	-	-	143,858,000	-	-	-	-	-	-	-	201,052,500	41,871,600	386,782,100
C6	64201	CP hệ thống bơm	-	-	174,325,800	-	-	-	-	-	-	-	-	-	174,325,800
C8	64201	CP hệ thống xử lý nước thải(cải tạo hệ thống, vtu thay thế dự phòng, hút bể phốt)	-	-	-	-	-	-	-	-	-	-	13,750,000	95,130,000	108,880,000
C10	64201	CP hệ thống BMS	-	75,000,000	-	-	-	-	-	-	-	-	-	-	75,000,000
C11	64201	CP phòng Gym	-	-	-	3,146,000	-	27,979,600	-	-	-	-	-	-	31,125,600
C13	64201	Các chi phí bảo trì tiện ích khác	-	-	-	-	-	-	-	-	75,000,000	-	75,000,000	-	150,000,000
C19	64201	Hệ thống xử lý nước sinh hoạt	-	-	71,280,000	-	-	71,280,000	-	-	69,984,000	-	-	69,984,000	282,528,000
C23	64201	Hệ thống bãi xe	-	-	-	-	-	-	-	-	-	-	-	-	
		LÃI /LỖ	50,697,862	(74,417,302)	(1,015,846,873)	(3,442,485)	6,536,752	(759,178,847)	3,214,571	2,692,300	2,131,724,362	1,623,586,573	(157,978,887)	(640,246,401)	(20,546,046)

HẠNG MỤC ITEM			Đơn giá đề xuất (VND/tháng) Proposal Price (VND/Month)
		TỶ LỆ BÀN GIAO / HANDOVER RATIO	
I	DOANH THU/ REVENUE		
A	PHÍ QUẢN LÝ/ MANAGEMENT FEE		
A1	1	Thu Phí Quản Lý Căn Hộ Tháp 1-4 / M&O Fee Revenue From Tower 1-4	21,500
A2	2	Thu Phí Quản Lý Căn Hộ Tháp 5 / M&O Fee Revenue From Tower 5	22,000
A3	3	Thu Phí Quản Lý Khu Thương Mại Và Bãi Xe P1 / M&O Fee Revenue From Retail and P1 Parking	-
A4	4	Thu Phí Quản Lý Khu Căn Hộ Dịch Vụ / M&O Fee Revenue From Serviced Apartment	-
B	DOANH THU BÃI XE / PARKING REVENUE		
C	DOANH THU KHÁC / OTHER REVENUE		
C1	1	Thu từ quảng cáo LCD/Frame khu căn hộ / Revenue from outsource leasing LCD/Frame at lift lobby and in lift cabin	
C2	2	Thu từ quảng cáo LCD/Frame khu Office-tel	-
C3	3	Thu từ quảng cáo LCD/Frame khu Office	-
C4	4	Tiền thuê từ bến bãi Taxi / Taxi Rental Fee	
C5	5	Tiền thuê khu vực BBQ và MPH / BBQ and MPH Rental Fee	
C6	6	Lãi tiền gửi ngân hàng / Bank Interest	
C7	7	Thẻ từ, thẻ xe / Vehicles Parking Card Revenue	

NGÂN SÁCH QUỸ VẬN HÀNH 2024 –MANAGEMENT FUND BUDGET 2024														
		GIAI ĐOẠN QUẢN LÝ VẬN HÀNH												
Trung bình tháng giai đoạn vận hành Monthly average of Operation Period	Trung bình năm giai đoạn vận hành Yearly Budget for Operation Period	Jan/24	Feb/24	Mar/24	Apr/24	May/24	Jun/24	Jul/24	Aug/24	Sep/24	Oct/24	Nov/24	Dec/24	Ghi chú giải trình của PM dự án PM remark
		95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	
-	-													
1,499,560,607.50	17,994,727,290	1,499,560,608	1,499,560,608	1,499,560,608	1,499,560,608	1,499,560,608	1,499,560,608	1,499,560,608	1,499,560,608	1,499,560,608	1,499,560,608	1,499,560,608	1,499,560,608	Tỷ lệ thu 95%
467,119,180	5,605,430,160	467,119,180	467,119,180	467,119,180	467,119,180	467,119,180	467,119,180	467,119,180	467,119,180	467,119,180	467,119,180	467,119,180	467,119,180	Tỷ lệ thu 95%
21,057,960	252,695,520	21,057,960	21,057,960	21,057,960	21,057,960	21,057,960	21,057,960	21,057,960	21,057,960	21,057,960	21,057,960	21,057,960	21,057,960	1. Tăng 10% theo cuộc họp với cdt ngày 26.01.2024 2.Không bao gồm VAT do CBRE chủ trương không xuất hóa đơn
66,996,930	803,963,160	66,996,930	66,996,930	66,996,930	66,996,930	66,996,930	66,996,930	66,996,930	66,996,930	66,996,930	66,996,930	66,996,930	66,996,930	
-	-													
-	-													
67,271,224	807,254,688	44,084,896	44,084,896	44,084,896	75,000,000	75,000,000	75,000,000	75,000,000	75,000,000	75,000,000	75,000,000	75,000,000	75,000,000	Từ tháng 04.2023 đến 31.12.2025 tăng thành 900.000.00 vnd/năm
-	-													
-	-													
5,000,000	60,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	
6,000,000	72,000,000	6,000,000	6,000,000	6,000,000	6,000,000	6,000,000	6,000,000	6,000,000	6,000,000	6,000,000	6,000,000	6,000,000	6,000,000	
700,000	8,400,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000	
12,000,000	144,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	

C8	8	Thu tiền điện Interland / Interland Electricity Collection Fee		20,900,000	250,800,000	20,900,000	20,900,000	20,900,000	20,900,000	20,900,000	20,900,000	20,900,000	20,900,000	20,900,000	20,900,000	
C9	9	Thu tiền điện Viettel / Viettel Electricity Collection Fee		6,050,000	72,600,000	6,050,000	6,050,000	6,050,000	6,050,000	6,050,000	6,050,000	6,050,000	6,050,000	6,050,000	6,050,000	
C10	10	Thu tiền điện khác (Hải Long) / Hải Long and others' Electricity Collection Fee		550,000	6,600,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	
C11	11	Thu khác		-	-	-	-	-	-	-	-	-	-	-	-	
C12	12	Hoa hồng QI (70%)		11,733,333	140,800,000	11,733,333	11,733,333	11,733,333	11,733,333	11,733,333	11,733,333	11,733,333	11,733,333	11,733,333	11,733,333	
C13	13	Thuê phòng MDF (Interland, FPT, Viettel)		9,400,000	112,800,000	9,400,000	9,400,000	9,400,000	9,400,000	9,400,000	9,400,000	9,400,000	9,400,000	9,400,000	9,400,000	
C14	14	Thu lại EVN tiền điện chạy máy phát điện		11,000,000	132,000,000	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000	
C17	17	Thu khác (tiền phạt, khoá tủ thư,...)		1,000,000	12,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	
C18	18	Thu hộ tiền nước		-	-	-	-	-	-	-	-	-	-	-	-	Phản này không đưa vào ngân sách.
TỔNG THU/ TOTAL				2,206,339,235	26,476,070,818	2,183,152,907	2,183,152,907	2,214,068,011	2,214,068,011	2,214,068,011	2,214,068,011	2,214,068,011	2,214,068,011	2,214,068,011	2,214,068,011	
II	CHI PHÍ VẬN HÀNH/ OPERATING COSTS			-	-											
D	CHI PHÍ HÀNH CHÍNH/ ADMINISTRATION COSTS			-	-											
D1	1	Phí dịch vụ quản lý / Fixed Management Fee		77,000,000	924,000,000	77,000,000	77,000,000	77,000,000	77,000,000	77,000,000	77,000,000	77,000,000	77,000,000	77,000,000	77,000,000	Theo hợp đồng
D2	2	Phí nhân sự (Đã bao gồm tăng ca, lễ tết, ca đêm, đào tạo, đồng phục,...)/ Staffing Cost (Including overtime, public holiday, training, uniform, etc...)		602,990,300	7,235,883,600	602,990,300	602,990,300	602,990,300	602,990,300	602,990,300	602,990,300	602,990,300	602,990,300	602,990,300	602,990,300	Theo hợp đồng
D3	3	Trực Lễ/Tết/Ca đêm/ Night, Public holiday shift		-	-	-	-	-	-	-	-	-	-	-	-	
D4	4	Kiểm toán/ Audit		8,250,000	99,000,000	8,250,000	8,250,000	8,250,000	8,250,000	8,250,000	8,250,000	8,250,000	8,250,000	8,250,000	8,250,000	Dự trừ từ hợp đồng năm 2023
D5	5	Ngân hàng/ Bank Charges		1,000,000	12,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	chi phí chuyển khoản
D6	6	Đào tạo (các khóa bắt buộc như: PCCC, cứu đuối)/ Compulsory training (PCCC, life safety)		4,833,333	58,000,000	4,833,333	4,833,333	4,833,333	4,833,333	4,833,333	4,833,333	4,833,333	4,833,333	4,833,333	4,833,333	
D7	7	Truyền hình cáp / Cable TV		-	-	-	-	-	-	-	-	-	-	-	-	
D8	8	Chi phí phần mềm kế toán, hóa đơn, chữ ký số (Misa) / Accounting Software, e-invoices and e-signatures (Misa)		939,583	11,275,000	939,583	939,583	939,583	939,583	939,583	939,583	939,583	939,583	939,583	939,583	Dự trừ som sửa cho vp bql
D9	9	Điện thoại + internet/ Telephone+ internet		2,530,000	30,360,000	2,530,000	2,530,000	2,530,000	2,530,000	2,530,000	2,530,000	2,530,000	2,530,000	2,530,000	2,530,000	
D10	10	Văn phòng phẩm/ Stationary		3,000,000	36,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	
D11	11	Gửi thư/ Post service		500,000	6,000,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	
D12	12	In ấn + thuê máy photo copy		1,760,000	21,120,000	1,760,000	1,760,000	1,760,000	1,760,000	1,760,000	1,760,000	1,760,000	1,760,000	1,760,000	1,760,000	Theo hợp đồng
D13	13	Nước uống nhân viên/ Drinking Water for staff		4,400,000	52,800,000	4,400,000	4,400,000	4,400,000	4,400,000	4,400,000	4,400,000	4,400,000	4,400,000	4,400,000	4,400,000	Trung bình 6 tháng của năm 2023

D14	14	Thực phẩm (café, trà, mì gói) cho nhân viên + dịch vụ trực ca đêm/ Food (coffee, tea, instant noodle) for staff		-	-	-	-	-	-	-	-	-	-	-	-	-	-
D15	15	Chi phí tư vấn an ninh / Security consultancy expenses		4,400,000	52,800,000	4,400,000	4,400,000	4,400,000	4,400,000	4,400,000	4,400,000	4,400,000	4,400,000	4,400,000	4,400,000	4,400,000	Chi phí cho cơ quan chức năng
D16	16	Thù lao Ban quản Trĩ/ Building committee fee		16,500,000	198,000,000	16,500,000	16,500,000	16,500,000	16,500,000	16,500,000	16,500,000	16,500,000	16,500,000	16,500,000	16,500,000	16,500,000	
D17	17	Triển khai phần mềm giám sát		2,916,667	35,000,000	2,916,667	2,916,667	2,916,667	2,916,667	2,916,667	2,916,667	2,916,667	2,916,667	2,916,667	2,916,667	2,916,667	
D18	18	Chi phí khác / MISC		2,405,646	28,867,750	2,405,646	2,405,646	2,405,646	2,405,646	2,405,646	2,405,646	2,405,646	2,405,646	2,405,646	2,405,646	2,405,646	Dự phòng 5% tổng chi phí hành chính
E	CHI PHÍ DỊCH VỤ/ OUTSOURCING			-	-												
E1	1	Bảo vệ/ Security		380,685,275	4,568,223,300	299,997,500	299,997,500	299,997,500	407,581,200	407,581,200	407,581,200	407,581,200	407,581,200	407,581,200	407,581,200	407,581,200	Dự trữ tăng số lượng nhân viên bảo vệ hợp lý và Hợp đồng với công ty có uy tín để nhân viên bảo vệ làm việc tốt hơn bảo đảm an ninh tòa nhà
E2	2	Vệ sinh/ Cleaning		240,669,475	2,888,033,702	240,669,475	240,669,475	240,669,475	240,669,475	240,669,475	240,669,475	240,669,475	240,669,475	240,669,475	240,669,475	240,669,475	theo hợp đồng
E3	3	Chi phí thuê xe Bus / Shuttle Bus		48,950,000	587,400,000	48,950,000	48,950,000	48,950,000	48,950,000	48,950,000	48,950,000	48,950,000	48,950,000	48,950,000	48,950,000	48,950,000	theo hợp đồng
E4	4	Pool Attendant at GF		-	-	-	-	-	-	-	-	-	-	-	-	-	
E5	5	Pool Attendant at 15F		-	-	-	-	-	-	-	-	-	-	-	-	-	
E6	6	Diệt côn trùng / Pest Control		9,020,000	108,240,000	9,020,000	9,020,000	9,020,000	9,020,000	9,020,000	9,020,000	9,020,000	9,020,000	9,020,000	9,020,000	9,020,000	theo hợp đồng
E7	7	Chi phí vệ sinh mặt kính tòa nhà / Façade Cleaning		27,500,000	330,000,000	27,500,000	27,500,000	27,500,000	27,500,000	27,500,000	27,500,000	27,500,000	27,500,000	27,500,000	27,500,000	27,500,000	Dự kiến thực hiện tháng 11.2024
E8	8	Xử lý rác thải sinh hoạt khu CT / Garbage removal for highrise		17,325,000	207,900,000	17,325,000	17,325,000	17,325,000	17,325,000	17,325,000	17,325,000	17,325,000	17,325,000	17,325,000	17,325,000	17,325,000	theo hợp đồng
E9	9	Xử lý rác thải nguy hại khu CT / Harzardous waste removal for highrise		1,100,000	13,200,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	theo hợp đồng
E10	10	Chăm sóc cây xanh Bao gồm chi phí bảo dưỡng, mua đất, cây chống, nhân công tưới nước/ Landscape (Including maintenance, soil, staking, watering)		49,500,000	594,000,000	49,500,000	49,500,000	49,500,000	49,500,000	49,500,000	49,500,000	49,500,000	49,500,000	49,500,000	49,500,000	49,500,000	theo hợp đồng
E11	11	Đánh bóng sàn đá, giặt thảm và làm vệ sinh nội thất/ Marble cladding, wash the carpet,...		550,000	6,600,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	Giặt bọc nệm ghế sofa
E12	12	Dịch vụ khử mùi khu công cộng / Air Refreshener		-	-	-	-	-	-	-	-	-	-	-	-	-	
E13	13	Mua sách báo / Books		-	-	-	-	-	-	-	-	-	-	-	-	-	
E14	14	Chi phí chăm sóc hồ cá / Fishing pond management		7,700,000	92,400,000	7,700,000	7,700,000	7,700,000	7,700,000	7,700,000	7,700,000	7,700,000	7,700,000	7,700,000	7,700,000	7,700,000	theo hợp đồng

E15	15	Chi phí hóa chất hồ bơi/Chemical for swimming pool		16,850,000	202,200,000	16,850,000	16,850,000	16,850,000	16,850,000	16,850,000	16,850,000	16,850,000	16,850,000	16,850,000	16,850,000	Trung bình 6 tháng cuối năm 2023
E16	16	Thuê cây trang trí / Landscape		5,500,000	66,000,000	5,500,000	5,500,000	5,500,000	5,500,000	5,500,000	5,500,000	5,500,000	5,500,000	5,500,000	5,500,000	theo hợp đồng
E17	17	Hoa tươi trang trí sảnh lễ tân / Flower for Reception Lobby		-	-	-	-	-	-	-	-	-	-	-	-	
E18	18	Vật tư vệ sinh (túi rác, khăn giấy, khử mùi...)		6,600,000	79,200,000	6,600,000	6,600,000	6,600,000	6,600,000	6,600,000	6,600,000	6,600,000	6,600,000	6,600,000	6,600,000	Trung bình 6 tháng cuối năm 2023
E19	19	Tổ chức HNNCC khu CT/ Condominium meeting organizing		2,500,000	30,000,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	Dự kiến tổ chức tháng 04.2024
E20	20	Hoạt động trang trí dịp Lễ hội và tổ chức tiệc/ Event decoration (chỉ tại club house và nhà điều hành)		16,500,000	198,000,000	16,500,000	16,500,000	16,500,000	16,500,000	16,500,000	16,500,000	16,500,000	16,500,000	16,500,000	16,500,000	Trang trí noel, Tết và Trung thu
E21	21	Vật tư túi rác / Garbage Bag		-	-	-	-	-	-	-	-	-	-	-	-	
E22	22	Bảo hiểm trách nhiệm công cộng/ Public liability Insurance		1,500,000	18,000,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	theo hợp đồng
E23	23	Bảo hiểm khủng bố (bao gồm bạo loạn chính trị) / Terrorism Insurance including Political Violence		-	-	-	-	-	-	-	-	-	-	-	-	
E24	24	Bảo hiểm rủi ro tài sản/ Property damage all risks Insurance		37,500,000	450,000,000	37,500,000	37,500,000	37,500,000	37,500,000	37,500,000	37,500,000	37,500,000	37,500,000	37,500,000	37,500,000	theo hợp đồng
E25	25	Chi phí phần mềm Chủ Đầu Tư trang bị cho dự án / Management Software		-	-	-	-	-	-	-	-	-	-	-	-	
E26	26	Chi phí khác / MISC		4,349,749	52,196,985	3,946,310	3,946,310	4,484,228	4,484,228	4,484,228	4,484,228	4,484,228	4,484,228	4,484,228	4,484,228	Dự trừ 5%
E		VẬN HÀNH - SỬA CHỮA HỆ THỐNG/ MEP OPERATION AND MAINTENANCE		-	-											
Construction / Xây dựng - Architecture / Kiến trúc				-	-											
F1	1	Chi phí liên quan xây dựng kiến trúc / Operation expenses relating to construction / Architecutre		22,575,000	270,900,000	22,575,000	22,575,000	22,575,000	22,575,000	22,575,000	22,575,000	22,575,000	22,575,000	22,575,000	22,575,000	
Elevator / Thang máy				-	-	-	-	-	-	-	-	-	-	-	-	
F4	2	Chi phí liên quan đến thang máy / Operation expenses relating go elevator		-	-	-	-	-	-	-	-	-	-	-	-	
Electrical system / Hệ thống điện				-	-	-	-	-	-	-	-	-	-	-	-	
F6	3	Chi phí liên quan đến hệ thống điện / Operation expenses relating to electrical system		4,983,333	59,800,000	4,983,333	4,983,333	4,983,333	4,983,333	4,983,333	4,983,333	4,983,333	4,983,333	4,983,333	4,983,333	Mua đèn chiếu sáng
Generator / Máy phát điện				-	-	-	-	-	-	-	-	-	-	-	-	
F10	4	Chi phí liên quan đến hệ thống máy phát / Operation expenses relating to generator system		17,108,333	205,300,000	17,108,333	17,108,333	17,108,333	17,108,333	17,108,333	17,108,333	17,108,333	17,108,333	17,108,333	17,108,333	Chi phí mua dầu
Fire alarm & fire fighting system / Hệ thống PCCC				-	-	-	-	-	-	-	-	-	-	-	-	
F12	5	Chi phí liên quan đến hệ thống PCCC / Operation expenses relating to fire fighting system		468,750	5,625,000	468,750	468,750	468,750	468,750	468,750	468,750	468,750	468,750	468,750	468,750	

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F41	15	Chi phí liên quan vật tư tiêu hao - dụng cụ kỹ thuật / Operation expenses relating technical consumables and technical tools and equipments		4,608,959	55,307,504	4,608,959	4,608,959	4,608,959	4,608,959	4,608,959	4,608,959	4,608,959	4,608,959	4,608,959	4,608,959	4,608,959	
G	NĂNG LƯỢNG/ ENERGY																
G1	1	Điện công cộng Tòa nhà/ Electricity (public)		366,740,000	4,400,880,000	366,740,000	366,740,000	366,740,000	366,740,000	366,740,000	366,740,000	366,740,000	366,740,000	366,740,000	366,740,000	366,740,000	
G2	2	Tenancy Electricity / Tiền điện khách hàng sử dụng (thu hộ)		27,500,000	330,000,000	27,500,000	27,500,000	27,500,000	27,500,000	27,500,000	27,500,000	27,500,000	27,500,000	27,500,000	27,500,000	27,500,000	phần bổ tiền điện của khách để tính CIT
G3	3	Nước công cộng/ Water (public)		72,402,758	868,833,095	72,402,758	72,402,758	72,402,758	72,402,758	72,402,758	72,402,758	72,402,758	72,402,758	72,402,758	72,402,758	72,402,758	
CỘNG CHI PHÍ CHƯA BAO GỒM ĐẦU TƯ BAN ĐẦU/ Total (Initial investment exclusive)			THỜI GIAN KHẤU HAO (THÁNG)	2,169,487,161	26,033,845,936	2,088,395,947	2,088,395,947	2,088,395,947	2,196,517,566	2,196,517,566	2,196,517,566	2,196,517,566	2,196,517,566	2,196,517,566	2,196,517,566	2,196,517,566	
H	CHI PHÍ ĐẦU TƯ BAN ĐẦU/ INITIAL INVESTMENT			-	-												
CHI PHÍ ĐẦU TƯ BAN ĐẦU/ INITIAL INVESTMENT				-	-	-	-	-	-	-	-	-	-	-	-	-	
Lãi/(Lỗ) trước VAT/ P/L before tax				36,852,073	442,224,881	94,756,959	94,756,959	94,756,959	17,550,445	17,550,445	17,550,445	17,550,445	17,550,445	17,550,445	17,550,445	17,550,445	
				-													

I		ƯỚC TÍNH VAT PHẢI NỘP KHÁC HÀNG THÁNG															
	1	Tổng thuế VAT đầu ra theo ngân sách (chỉ tính các chi phí phân bổ doanh thu ngoài)															
	1.1	Thuế GTGT đầu ra 10%		13,782,232	165,386,790	11,674,384	11,674,384	11,674,384	14,484,848	14,484,848	14,484,848	14,484,848	14,484,848	14,484,848	14,484,848	14,484,848	
	1.2	Thuế GTGT đầu ra 5%		-	-	-	-	-	-	-	-	-	-	-	-	-	
	2	Tổng thuế VAT đầu vào theo ngân sách (chỉ tính chi phí phân bổ doanh thu ngoài)		-	-												
	2.1	Thuế GTGT khấu trừ 10%		8,301,057	99,612,685	8,301,057	8,301,057	8,301,057	8,301,057	8,301,057	8,301,057	8,301,057	8,301,057	8,301,057	8,301,057	8,301,057	Loại phần tiền điện chi hộ khách hàng do chi có VAT đầu ra không có VAT đầu vào.
	2.2	Thuế GTGT khấu trừ 5%		-	-	-	-	-	-	-	-	-	-	-	-	-	
	3	Ước tính thuế VAT phải nộp trong kỳ (3) = (1) - (2)		5,481,175	65,774,105	3,373,327	3,373,327	3,373,327	6,183,791	6,183,791	6,183,791	6,183,791	6,183,791	6,183,791	6,183,791	6,183,791	

L		ƯỚC TÍNH THUẾ TNDN (CIT) PHẢI ĐÓNG CHO CÁC KHOẢN DOANH THU PHỤ TRỢI (LÀ CÁC KHOẢN THU KHÁC NGOÀI PHÍ QUẢN LÝ THU CƯ DÂN)			
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		CIT tạm tính theo doanh thu phụ trội và chi phí thực tế phát sinh theo doanh thu phụ trội																	
		1. Doanh thu chịu thuế phụ trội năm 2024 (không bao gồm PQL)																	
		Doanh thu bãi xe vắng lái		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Doanh thu khác		137,822,325	1,653,867,898	116,743,845	116,743,845	116,743,845	144,848,485	144,848,485	144,848,485	144,848,485	144,848,485	144,848,485	144,848,485	144,848,485	144,848,485	144,848,485	144,848,485
		2. Chi phí thực tế phân bổ doanh thu ngoài																	
		Chi phí bãi xe		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Chi phí phân bổ theo tỷ lệ doanh thu (loại chi phí đích danh)		108,010,571	1,296,126,847	108,010,571	108,010,571	108,010,571	108,010,571	108,010,571	108,010,571	108,010,571	108,010,571	108,010,571	108,010,571	108,010,571	108,010,571	108,010,571	108,010,571
		3. Thu nhập tính thuế CIT (3) = (1) - (2)		29,811,754	357,741,050	8,733,274	8,733,274	8,733,274	36,837,914	36,837,914	36,837,914	36,837,914	36,837,914	36,837,914	36,837,914	36,837,914	36,837,914	36,837,914	36,837,914
		4. Thuế suất CIT		20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
		5. Thuế CIT (5) = (3) x (4)		5,962,351	71,548,210	1,746,655	1,746,655	1,746,655	7,367,583	7,367,583	7,367,583	7,367,583	7,367,583	7,367,583	7,367,583	7,367,583	7,367,583	7,367,583	7,367,583
Lãi/(Lỗ) sau VAT phải nộp và PIT / P/L after VAT and PIT				25,408,547	304,902,566	89,636,977	89,636,977	89,636,977	3,999,071	3,999,071	3,999,071	3,999,071	3,999,071	3,999,071	3,999,071	3,999,071	3,999,071	3,999,071	3,999,071

NGÂN SÁCH QUỸ BẢO TRÌ 2024 – SINKING FUND BUDGET 2024															
Hiện tại, thời điểm hội nghị đã là tháng 05/2024, trường hợp các hạng mục sửa chữa trong Quỹ Bảo trì không triển khai và thanh toán kịp trong năm 2024 sẽ thực hiện trong năm 2025.															
No. / STT	ITEMS / HẠNG MỤC		WARRANTY DEADLINE / NGÀY HẾT BẢO HÀNH	DESCRIPTION / TÊN SẢN PHẨM	Original / Xuất Xứ	SPECIFICATIONS / QUY CÁCH	UNIT / ĐƠN VỊ TÍNH	QTY / SL	PRICE / ĐƠN GIÁ	TOTAL / THÀNH TIỀN (vnd/ tổng)	Allocate code / Mã phân bổ	MONTHLY DEPRECIATION / KHẤU HAO THEO THÁNG	MONTHLY EXPENSES / CHI PHÍ/ THÁNG (Operation budget / quỹ VH)	MONTHLY EXPENSES / CHI PHÍ/ THÁNG (Maintenance budget / quỹ BT)	CBRE comments
									TỔNG =	19,504,035,504			101,202,709	1,524,133,583	
1	Construction / Xây dựng - Artchitecture / Kiến trúc (Façade, cửa kính, canopy, nhôm kính)	a	The first year after installation / Năm đầu tiên sau lắp đặt	Structural verification / Kiểm định kết cấu					-			12	-	-	
				Structural treatment / Xử lý nứt kết cấu					-		12	-	-		
				Sửa chữa hệ thống bơm hồ tiêu cảnh tầng 17 tháp 1			Gói	1	30,000,000	30,000,000	BT	12	-	2,500,000	
				Sửa chữa, chống thấm hồ tiêu cảnh, bể cân bằng sửa chữa hoàn thiện lại mặt đá hồ tiêu cảnh tầng 17 tháp 1			m2	18	1,000,000	18,000,000	BT	12	-	1,500,000	
				Sửa chữa, chống thấm mương tràn và bể cân bằng hồ tiêu cảnh tầng 17 tháp 1			m2	9	500,000	4,500,000	BT	12	-	375,000	
				Sửa chữa sàn gỗ tầng 17 tháp 1			m2	140	2,035,000	284,900,000	BT	12	-	23,741,667	
				Sửa cửa cuốn và cửa 2 cánh nhà rác P1 (cửa chống cháy)			Gói	1	110,000,000	110,000,000	BT	12	-	9,166,667	Cập nhật theo báo giá của nhà cung cấp
				Sửa chữa sàn gạch hành lang các tầng (5 tháp)			Gói	1	90,000,000	90,000,000	BT	12	-	7,500,000	
				Sửa chữa gạch và sơn phòng Sauna			Gói	1	95,000,000	95,000,000	BT	12	-	7,916,667	
				Quy hoạch và sơn lại ô đậu xe 3 tầng (P2, M, P3)			Gói	1	195,000,000	195,000,000	VH	12	16,250,000	-	
				Sửa chữa văn phòng BQL			Gói	1	75,000,000	75,000,000	VH	12	6,250,000	-	
				Waterproofing structural treatment / Xử lý thấm kết cấu			Căn hộ	8	10,000,000	80,000,000	BT	12	-	6,666,667	Chi phí xử lý thấm mặt ngoài. Dự trừ 8 căn/năm
		b	The first year after	Public wall painting / Sơn nước	Vietnam	Các loại	Thùng 18 L	8	2,500,000	20,000,000	BT	12	-	1,666,667	Touch-up certain area caused by user that not covred by term of DLP

installation / Năm đầu tiên sau lắp đặt	vách khu vực công cộng											
	Ceiling painting Area /Sơn nước trần khu vực ...					-		12	-	-		
	Primer / Sơn lót (sơn nước)					-		12	-	-		
	Putty / Bột trét (sơn nước)		20kg/bao		3	300,000	900,000	VH	12	75,000	-	
	Public area oil painting/ Sơn dầu khu vực công cộng	Vietnam	Các loại	Thùng 2 kG	5	3,500,000	17,500,000	BT	12	-	1,458,333	Touch-up certain area caused by user that not covred by term of DLP
	Primer / Sơn lót (sơn dầu)					-		12	-	-		
	Anti- rust painting / Sơn chống sét gỉ	Vietnam		Thùng 2 kG	1	1,200,000	1,200,000	BT	12	-	100,000	Some rusty of steel need touch-up that might not be responsible by CTC
	Epoxy coating painting area.../ Sơn phủ Epoxy khu vực ...					-		12	-	-		
	Underwater glue area.../ Keo dán dưới nước khu vực ...					-		12	-	-		
	Sand / Cát				20	100,000	2,000,000	BT	12	-	166,667	
	P300 cement / Xi măng P300	Vietnam	P300	Bao 50 kG	10	180,000	1,800,000	BT	12	-	150,000	Some ninus repair work for damaned by user
	Silicon / Keo silicon				25	55,000	1,375,000	BT	12	-	114,583	
	Sikalatex waterproofing / Sika Latex chống thấm				1	1,500,000	1,500,000	BT	12	-	125,000	
	Dog glue / Keo con chó	Vietnam				-		12	-	-		Some ninus repair work for damaned by user
	Metal glue / Keo dán sắt				10	10,000	100,000	BT	12	-	8,333	
	AB glue / Keo AB	Vietnam		1 kG/ set	10	320,000	3,200,000	BT	12	-	266,667	Some ninus repair work for damaned by user
	Granite glue / Keo dán đá					-		12	-	-		
	Panasonic floor hinge / Bản lề sàn Panasonic				5	4,500,000	22,500,000	BT	12	-	1,875,000	
	Leaf hinge / Bản lề lá				10	75,000	750,000	BT	12	-	62,500	
	Bản lề kẹp cửa kính				5	450,000	2,250,000	BT	12	-	187,500	
	tay nắm cửa kính				2	500,000	1,000,000	BT	12		83,333	
	tay nắm cửa trục kỹ thuật, hòng rác				20	800,000	16,000,000	BT	12		1,333,333	
	Khóa từ sảnh				4	1,300,000	5,200,000	BT	12		433,333	
	Cùi chỏ hơi				5	1,300,000	6,500,000	BT	12		541,667	
	Round handle door lock / Ổ khóa cửa tay nắm tròn					-		12	-	-		

		c	The first year after installation / Năm đầu tiên sau lắp đặt	Other upgrades / Các nâng cấp khác				1	8,000,000	8,000,000	BT	12	-	666,667	
										-		12	-	-	
										-		12	-	-	
										1,094,175,000			22,575,000	68,606,250	
2	Elevator / Thang máy	a	The first year after installation / Năm đầu tiên sau lắp đặt	Elevator maintenance package / Gói bảo trì thang máy				12	211,186,000	2,534,232,000	BT	12	-	211,186,000	
				Consummable spare parts / Phụ tùng thay thế khi bảo trì				1	400,000,000	400,000,000	BT	12	-	33,333,333	
				Other consumbale, light...Bóng đèn, linh tinh						-		12	-	-	
				Battery / Bình điện (Bộ ERD/ EBOPS)						-		12	-	-	
				Thay mới 21 bộ ARD cho 21 thang máy						-		12	-	-	Ngân sách không cho phép, đồng thời hệ thống chuyển đổi điện tự động (ATS) đã được sửa chữa.
		b		Elevator auditing / Kiểm định thang máy						-		12	-	-	
										2,934,232,000			-	244,519,333	
3	Electrical system & main distribution board, emergency lighting / Hệ thống điện trung tâm và các tủ phân phối, đèn chiếu sáng, đèn khẩn	a	The first year after installation / Năm đầu tiên sau lắp đặt	Bảo trì MSB - Bus way				1	81,000,000	81,000,000	BT	12	-	6,750,000	
				Capacitor control panel / Bộ điều khiển tụ bù				1	2,800,000	2,800,000	BT	12	-	233,333	
				MCCB				2	1,000,000	2,000,000	BT	12	-	166,667	
				Cos lighting / Đèn báo pha	Trung quốc	Xanh - Đỏ - Vàng	cái	50	8,500	425,000	BT	12	-	35,417	In normal practice, bulb not covered during DLP
				Fuse / Cầu chì	Việt Nam	5A/ 6A	Cái	50	6,000	300,000	BT	12	-	25,000	In normal practice, fuses not covered during DLP
				Ventilation fan / Quạt làm mát tủ điện				2	400,000	800,000	BT	12	-	66,667	
				Contactor 22A				3	500,000	1,500,000	BT	12	-	125,000	
				Contactor 9A				3	400,000	1,200,000	BT	12	-	100,000	
				Battery / Bình điện UPS				1	1,200,000	1,200,000	BT	12	-	100,000	
				Conjunction relay / Rơ le trung gian				10	90,000	900,000	BT	12	-	75,000	
				OVR/UVR						-		12	-	-	
		b	The first year after installation / Năm đầu tiên sau lắp đặt	Maintain the electrical distribution board / Bảo trì các tủ phân phối tầng						-		12	-	-	

				Contactor / Cb tếp 25A				5	70,000	350,000	BT	12	-	29,167	
				Contactor / CB đôi 25A						-	BT	12	-	-	
				Timer và timer thời gian sao tam giác	Hàn Quốc	Panasonic TB17N	Cái	5	490,000	2,450,000	BT	12	-	204,167	
				Vật tư phụ khác "băng keo, dây điện, cos..."	Việt Nam		Gói	1	5,000,000	5,000,000	BT	12	-	416,667	
				Kiểm định hệ thống tiếp địa, thu sét	Việt Nam		Điểm	21	380,952	8,000,000	VH	12	666,667	-	
				Pin cho đèn exit hành lang và tầng hầm (193 Đèn)	Trung quốc	1,2vdc-800mmAh	Cục	50	40,000	2,000,000	BT	12	-	166,667	
				Pin cho đèn khẩn cấp cầu thang bộ (360 đèn, 6 tác)	Starlite	3,6vdc - 2000Ah	Cái	100	110,000	11,000,000	BT	12	-	916,667	
				Mua đèn EXIT mới	Việt Nam		Cái	150	275,000	41,250,000	BT	12	-	3,437,500	
				Mua đèn khẩn âm trần (210 đèn)	Việt Nam		Cái	150	354,000	53,100,000	BT	12	-	4,425,000	
				Mua đèn thoát hiểm cầu thang	Việt Nam		cái	315	518,400	163,296,000	BT	12	-	13,608,000	Chi phí bao gồm chi phí và nhân công lắp đặt kèm vật tư phụ
				Đèn chiếu sáng hành lang , SHCĐ , phòng chơi trẻ em trong nhà,WC (loại âm trần), 330 đèn	Philip		Bóng	350	148,000	51,800,000	VH	12	4,316,667	-	Nhằm giảm chi phí cho QBT, Số lượng này được mua bằng QVH
				Đèn âm hồ bơi	Philip		Bộ	5	1,500,000	7,500,000	BT	12	-	625,000	
				Đèn trụ lanscape (259 đèn), bóng 9w	Philip	9W	Bóng	50	45,000	2,250,000	BT	12	-	187,500	
				Đèn hắt lên tháp (6 đèn)	Philip	400W	Đèn	2	2,000,000	4,000,000	BT	12	-	333,333	
				Năm đầu tiên sau lắp đặt	Mua đèn chiếu sáng		cái	600	148,000	88,800,000	BT	12	-	7,400,000	
										-			-	-	
								532,921,000				4,983,333	39,426,750		
4	Generator / Máy phát điện	a	The first year after installation / Năm đầu tiên sau lắp đặt	Bảo trì định kỳ cho3 máy 2000 KVA	DP		Máy	3		77,000,000	BT	12	-	6,416,667	Theo hợp đồng
				Lọc tách nước	DP		Cái	4	4,500,000	18,000,000	BT	12	-	1,500,000	
				Lọc dầu	DP		Cái	4	850,000	3,400,000	BT	12	-	283,333	
				Lọc nhớt	DP		Cái	10	1,580,000	15,800,000	BT	12	-	1,316,667	
				Lọc gió	DP		Cái	8	4,250,000	34,000,000	BT	12	-	2,833,333	
				Nước mát	DP		Kg	120	280,000	33,600,000	BT	12	-	2,800,000	
				Nhớt máy	DP		Lít	600	140,000	84,000,000	BT	12	-	7,000,000	
				Nước tinh khiết đóng chai. 18.9L/bình			Bình	60	35,000	2,100,000	BT	12	-	175,000	
				Bình ắc quy 200A	Việt Nam		Bình	4	4,000,000	16,000,000	BT	12	-	1,333,333	

			b		Nhiên liệu chạy máy. Dự tính 10,000L	Việt Nam	DO 0.5%S	Lit	10,000	20,530	205,300,000	VH	12	17,108,333	-	
					Thay bộ ECU cho MPD số 1			Bộ	1	241,000,000	241,000,000	BT	12	-	20,083,333	
			c		Bộ điều khiển Intelligent NT, bao gồm màn hình	DP	COMAP	Bộ	3	42,000,000	126,000,000	BT	12	-	10,500,000	
					Phần mềm cài đặt	DP		Gói	3	6,000,000	18,000,000	BT	12	-	1,500,000	
					Chi phí cấp đặt và cài đặt bộ điều khiển và màn hình	DP		Gói	3	4,000,000	12,000,000	BT	12	-	1,000,000	Contingency cost, to provide electricity in case of city power black-out
			d		Dự phòng sửa chữa hư hỏng phát sinh	DP		Gói	1	70,000,000	70,000,000	BT	12	-	5,833,333	
											956,200,000			17,108,333	62,575,000	
5	Hệ thống PCCC	a	The first year after installation / Năm đầu tiên sau lắp đặt	bảo trì hệ báo cháy trung tâm (2 tủ) và hệ BMS	Notifier, Anh Nguyên		Hệ	1	310,000,000	310,000,000	BT	12	-	25,833,333	hợp đồng 2 năm với tổng chi phí 710tr. Đây là chi phí cho 1 năm 2024	
				Bảo trì hệ thống bơm chữa cháy (tầng hầm, tầng mái), quạt tạo áp.	VN		Hệ	1	367,500,000	367,500,000	BT	12	-	30,625,000		
				Nạp sạc bình chữa cháy CO2 (324 bình 5Kg)	VN		Bình	150	37,500	5,625,000	VH	12	468,750	-		
				Nạp sạc bình chữa cháy Bột (531 bình 8 kg)	VN		bình	531	37,500	19,912,500	BT	12	-	1,659,375		
				Nạp sạc bình chữa cháy Bột (9 bình 35kg)	VN		bình	9	800,000	7,200,000	BT	12	-	600,000		
				Nạp sạc quả cầu chữa cháy Bột (bình 8kg)			bình	7	37,500	262,500	BT	12	-	21,875		
				Đầu báo khói, nhiệt địa chỉ	Trung quốc		Cái	200	1,500,000	300,000,000	BT	12	-	25,000,000		
				đầu báo khói thường	Trung quốc		Cái	0	-	-	BT	12	-	-		
				Module điều khiển	Trung quốc		Cái	10	1,700,000	17,000,000	BT	12	-	1,416,667		
				Board nguồn phụ			Cái	2	19,000,000	38,000,000	BT	12	-	3,166,667		
				Nút nhấn địa chỉ			cái	15	1,100,000	16,500,000	BT	12	-	1,375,000		
				Quản lại động cơ bơm điện			Gói	1	70,000,000	70,000,000	BT	12	-	5,833,333		
				Recharge CO2 / Nạp bình CO2 (do sử dụng)						-		-	-			
													1,152,000,000			468,750
6	CCTV	a	The first year after installation / Năm đầu tiên sau lắp đặt	Bảo trì, cài đặt phần mềm	Việt Nam	Nhà thầu	Gói	1	10,000,000	10,000,000	BT	12	-	833,333		
				Chuột điều khiển camera	Trung quốc		Cái	3	100,000	300,000	BT	12	-	25,000		
				Camera P2, M, G, P3	Trung quốc		Cái	18	900,000	16,200,000	BT	12	-	1,350,000		
				Camera thang máy	Trung quốc		Cái	2	2,200,000	4,400,000	BT	12	-	366,667		

			b		Bộ nguồn	Trung quốc	220V-12VDC-2A	Cái	3	100,000	300,000	BT	12	-	25,000	
					Đề xuất lắp mới UPS cho camera	Trung quốc		Hệ	1	33,000,000	33,000,000	BT	12	-	2,750,000	
					Phụ kiện linh tinh (Jack BNC)	Trung quốc		Gói	1	5,000,000	5,000,000	BT	12	-	416,667	
					Màn hình TIVI			Cái	1	17,000,000	17,000,000	BT	12	-	1,416,667	
					Cài tạo và nâng cấp hệ thống CCTV			Gói	1	1,650,000,000	1,650,000,000	BT	12	-	137,500,000	
											1,736,200,000			-	5,350,000	
7	PA	a	The first year after installation / Năm đầu tiên sau lắp đặt	Maintenance system / Bảo trì hệ thống	Việt Nam			Gói	1	10,000,000	10,000,000	BT	12	-	833,333	
				Repair Ceiling speaker, wall mount speaker / Sửa chữa Loa trần, gắn tường	Trung Quốc			Gói	1	70,000,000	70,000,000	BT	12	-	5,833,333	
				Repair controller, applifier / Sửa chữa Controller, applifier				Gói	1	150,000,000	150,000,000	BT	12	-	12,500,000	
				Miscellaneous / Phụ tùng linh tinh (cáp, đầu cốt ...)	Taiwan	Bình Long 200AH	Cái	1	33,000,000	33,000,000	BT	12	-	2,750,000	Thay thế accy cho hệ up	
											263,000,000			-	21,916,667	
8	Access Control	a	The first year after installation / Năm đầu tiên sau lắp đặt	Maintenance, program system / Bảo trì, lập trình hệ thống				1	Gói	23,000,000	23,000,000	BT	12	-	1,916,667	Sửa chữa hệ thống
				Rough card access / Phôi card access (Cư dân, hư do sử dụng)				Cái	150	110,000	16,500,000	VH	12	1,375,000	-	
				Accessory / Phụ tùng linh tinh				Gói	1	12,000,000	12,000,000	BT	12	-	1,000,000	Dự phòng hư 02 đầu đọc thẻ/năm
											51,500,000			1,375,000	2,916,667	
9	Video/ Audio phone		The first year after installation / Năm đầu tiên sau lắp đặt	Maintenance, program system / Bảo trì, lập trình hệ thống							-			-	-	
				Cài tạo nâng cấp hệ thống Video call				HT	1	6,300,000,000	6,300,000,000	BT	12	-	525,000,000	Cài tạo hệ thống intercom. Chi phí trên là phương án thay mới 100% bao gồm trực và màn hình trong căn hộ. Pa2:3 tỷ 6(cư dân tự thay màn hình trong căn hộ với chi phí) . Pa3: 4 tỷ 6, tòa nhà Lisen trong căn hộ và cư dân điều khiển qua điện thoại - 1 căn hộ kết nối được 6 điện thoại (không sử dụng màn hình trong căn hộ)
				Accessory / Phụ tùng linh tinh						-				-	-	
											6,300,000,000			-	525,000,000	
10	ACMV / ĐHKK và thông gió	a	The first year after installation /	Maintenance air condition (elevator, lobby) / Bảo trì	Việt Nam			Gói	1	63,500,000	63,500,000	BT	12	-	5,291,667	

			Năm đầu tiên sau lắp đặt	máy lạnh (thang máy, sảnh ...)												
				Dự phòng sửa chữa (gas, board, motor...)	Việt Nam			Gói	1	270,000,000	270,000,000	BT	12	-	22,500,000	
				Control panel repair / Sửa chữa tủ điều khiển, mạch điều khiển					1		-		12	-	-	
				Gas máy lạnh R410A (bình 12kg)						-			12	-	-	
				Dự phòng sửa chữa máy nén Compressor (máy nén gas)				Gói	2	70,000,000	140,000,000	BT	12	-	11,666,667	
				Rewind /repair motor fan, Miscellaneous / Quấn, sửa chữa mô tơ quạt, phụ tùng linh tinh					1		-		12	-	-	
		b		Third party qualification report / Báo cáo kiểm định	Việt Nam					-		12	-	-		
									473,500,000			-	39,458,333			
11	CarParking	a	The first year after installation / Năm đầu tiên sau lắp đặt	Cải tạo và nâng cấp hệ thống bãi xe.			Gói	1	280,000,000	280,000,000	BT	12	-	23,333,333		
				Phụ tùng dự phòng thay thế khi có hư hỏng (đầu đọc thẻ, thanh chắn , motor barrier....)	Việt Nam		Gói	1	20,000,000	20,000,000	BT	12	-	1,666,667		
										300,000,000			-	25,000,000		
12	Water supply & drainage system / Hệ thống cấp thoát nước - Nhà VS công cộng	a	The first year after installation / Năm đầu tiên sau lắp đặt	Sửa chữa bơm (bơm cấp, bơm chìm, bơm tăng áp ...)	Việt Nam		Bơm	3	8,000,000	24,000,000	BT	12	-	2,000,000		
				Phụ tùng sửa chữa tủ điều khiển bơm (bơm cấp, bơm chìm, bơm tăng áp ...)	Việt Nam		Gói	1	10,000,000	10,000,000	BT	12	-	833,333		
				Sửa chữa hoàn trả hoạt động auto cho tủ điều khiển bơm nước SH tháp 3, 4, 5	Việt Nam	Sunlight	Gói	1	20,000,000	20,000,000	BT	12	-	1,666,667		
				Sửa chữa bồn nước tầng mái bị rò rỉ nước trên tháp 2, 3, 4, 5.	Việt Nam	Alo Thợ	Gói	1	54,500,000	54,500,000	BT	12	-	4,541,667	Đã thực hiện	
				Thay van giảm áp trực cấp nước 05 tháp			Cái	10	30,000,000	300,000,000	BT	12		25,000,000		
				Thay van 1 chiều và van khoá hệ thống bơm tăng áp 5 tháp			Bộ	10	1,400,000	14,000,000	BT	12		1,166,667		

				Thay mới cụm ống Góp bơm nước sinh hoạt T3, T4, T5			Bộ	1	90,000,000	90,000,000	BT	12		7,500,000	
				Vật tư linh tinh ống PVC linh tinh (keo, cao su non, bít ống ...)	Việt Nam		Gói	1	10,000,000	10,000,000	VH	12	833,333	-	
				Bảo trì và vệ sinh bể nước tầng P1 và tầng mái trên các tháp	Việt Nam	Định kỳ 1 năm/lần	Lần	1	35,000,000	35,000,000	VH	12	2,916,667	-	
				Domestic water test / Kiểm định nước sinh hoạt	Việt Nam	Định kỳ 6 tháng/lần	Lần	2	9,000,000	18,000,000	VH	12	1,500,000	-	
										575,500,000			5,250,000	42,708,333	
13	Swimming pool & function room / Hệ thống hồ bơi và phòng chức năng (Gym, Sauna, Yoga ...)	a	The first year after installation / Năm đầu tiên sau lắp đặt	Thay thế bồn lọc bị hư	Việt nam		Bình	6	23,500,000	141,000,000	BT	12	-	11,750,000	
				dự trù sửa quần lại motor	Việt nam		Máy	4	2,000,000	8,000,000	BT	12	-	666,667	
				Sửa chữa tủ điều khiển	Việt nam		Gói	1	8,000,000	8,000,000	BT	12	-	666,667	
				Phụ kiện thay thế: Van, ống,	Việt nam		Gói	1	5,000,000	5,000,000	BT	12	-	416,667	
				Sửa chữa, nâng cấp sàn gỗ hồ bơi	Việt nam		Gói	1	1,600,000,000	1,600,000,000	BT	12	-	133,333,333	
				Mua ván sàn hồ bơi	Việt nam		gói	1	20,000,000	20,000,000	VH	12	1,666,667	-	Thay thế ván sàn hồ bơi
				thay thế bơm định lượng	Việt nam		cái	1	3,500,000	3,500,000	BT	12	-	291,667	
				Dự phòng sửa chữa thiết bị phòng Sauna			Gói	1	12,000,000	12,000,000	VH	12	1,000,000	-	
				Dự phòng thay thiết bị phòng Sauna			Gói	1	15,000,000	15,000,000	VH	12	1,250,000	-	
				Dự phòng cải tạo, sửa chữa hệ thống đường ống kỹ thuật hồ bơi			Gói	1	140,000,000	140,000,000	BT	12	-	11,666,667	
				Dự phòng chống thấm hồ bơi			Gói	1		-	BT	12	-	-	
				Sửa chữa, thay mới 02 bộ lọc hồ cá Koi			Cái	2	23,500,000	47,000,000	VH	12	3,916,667	-	
				Sửa chữa thiết bị hồ cá Koi			Gói	1	12,000,000	12,000,000	VH	12	1,000,000	-	
b		Sửa chữa, nâng cấp thiết bị phòng Gym			Gói	1	150,000,000	150,000,000	VH	12	6,416,667	-			
									2,161,500,000			21,333,333	158,791,667		
14	Sewage treatment system / Hệ thống XLNT (STP)	a		Hợp đồng bảo trì hệ thống đảm bảo chất lượng nước đầu ra	Việt Nam		Gói	1	290,000,000	290,000,000	BT	12	-	24,166,667	
		b	The first year after installation /	Sửa chữa/ quần mô tơ bơm,máy thổi khí	Việt Nam		Cái	3	2,000,000	6,000,000	BT	12	-	500,000	
		c	Năm đầu tiên sau lắp đặt	Hút bể phốt			Gói	1	180,000,000	180,000,000	BT	12	-	15,000,000	

		d		Báo cáo giám sát môi trường			Gói	1	32,000,000	32,000,000	VH	12	2,666,667	-	
		e		Xin giấy phép môi trường			gói	1	250,000,000	250,000,000	VH	12	20,833,333	-	
		f		Vật tư phụ cho sửa chữa nhỏ			gói	1	10,000,000	10,000,000	BT	12	-	833,333	
										768,000,000			23,500,000	40,500,000	
13	LPG	a	Không có hệ thống này	Bảo trì hệ thống Gas						-			-	-	
				Đầu dò gas trung tâm											
				Đầu dò gas căn hộ					-			-	-		
				Các chi phí linh kiện phụ					-			-	-		
		b		Kiểm định đường ống gas định kỳ									-	-	
										-			-	-	
15	Consumable material & Technical tool / Vật tư tiêu hao phụ - Dụng cụ kỹ thuật			Công dụng cụ cho bộ phận kỹ thuật	VN		gói	1	55,307,504	55,307,504	VH	12	4,608,959	-	
										55,307,504			4,608,959	-	