



# MAINTENANCE FEE STRUCTURE

PALMS CENTER

## MAINTENANCE FEE STRUCTURE FOR ALLTHAI VISTA PALMS CENTER

ALLTHAI Vista Palms Center offers a flexible three-tier maintenance fee structure tailored to meet the varied needs of commercial property owners. These proposed plans will be reviewed and finalized through a collective vote at the annual owners' association meeting, ensuring a unified approach to property maintenance for all stakeholders.

### 1 ALL-INCLUSIVE PLAN - 350 THB PER SQUARE METER PER MONTH

Benefits of the All-Inclusive Plan:

- **Comprehensive Service Coverage:** Cleaning services are provided three times a week, covering both shared areas and individual owner spaces, keeping all areas in impeccable condition.
- **Scheduled Repairs and Maintenance:** The management company is responsible for all routine repairs, both inside and outside individual spaces, ensuring all infrastructure and facilities remain in prime condition.
- **Ease and Convenience for Owners:** This plan offers full management of all technical maintenance and repairs, relieving owners from any property upkeep concerns.

The All-Inclusive Plan is the optimal choice for owners who value convenience and prefer a hands-off approach, allowing them to focus on their business while maintaining the highest level of property care.

### 2 COMFORT PLAN - 212 THB PER SQUARE METER PER MONTH

Benefits of the Comfort Plan:

- **Shared Area Upkeep:** Cleaning of shared areas is conducted three times a week, maintaining a pleasant and orderly environment across the complex.
- **Basic Infrastructure Maintenance:** The management company handles minor repairs and regular upkeep for shared areas only, while internal maintenance remains the responsibility of individual owners.

The Comfort Plan provides a balanced solution for those who wish to enjoy well-maintained shared spaces while retaining the freedom to manage their individual spaces as they see fit.

### 3 BASIS PLAN - 98 THB PER SQUARE METER PER MONTH

Benefits of the Basis Plan:

- **Minimal Cost for Essential Services:** This affordable plan provides essential maintenance at a minimal level, allowing owners to minimize overall expenses.
- **Basic Shared Area Cleaning:** Cleaning of shared areas is performed once a week, maintaining a base level of cleanliness at reduced costs.
- **Owner Autonomy:** Maintenance and repairs within individual spaces are the owner's responsibility, offering greater independence in managing their property.

The Basis Plan is ideal for budget-conscious owners who prefer to handle internal maintenance independently, while relying on minimal shared area upkeep.

## DECISION-MAKING PROCESS AND ANNUAL REVIEW

These proposed plans will be presented at the owners' association meeting, where each commercial property owner will have the opportunity to vote on a unified maintenance fee plan for the entire complex. This collectively selected plan will be implemented for one year, after which it will be reviewed at the next annual meeting. At this time, owners can assess the effectiveness of the current plan, discuss necessary adjustments, and decide whether to maintain or modify the plan based on the evolving needs of the complex.

This approach ensures that the maintenance fee structure remains adaptable and aligns with the priorities of all property owners, balancing high-quality service with financial sustainability.

