

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness



BUSINESS PLAN
MY ANH HOSPITAL



Investor: My Anh Medical Clinic Joint Stock Company

Location: 341/53A, Lac Long Quan Street, Ward 5, District 11, Ho Chi Minh City

___ March 2020 ___

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BUSINESS PLAN
MY ANH HOSPITAL

INVESTOR

MY ANH MEDICAL

CLINIC JSC

Vice president

CONSULTING

DU AN VIET INVESTMENT

CONSULTANCY JOINT STOCK

COMPANY

Director

TRAN ANH DUNG

NGUYEN BINH MINH



Anh/Chị
cần hỗ trợ gì về

LẬP DỰ ÁN
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My Anh Hospital

TABLE OF CONTENTS

CHAPTER I: PROJECT SUMMARY	4
1.1 About the investor.	4
1.2. The need to build a project.	4
1.3. The legal basis.	6
1.4. Target.	7
1.4.1. General objective.	7
1.4.2. Detail goal.	7
CHAPTER II. LOCATION AND SCALE OF THE PROJECT	9
2.1. The current economic situation - the implementation of social projects.	9
2.1.1. The natural conditions of the project area.	9
2.2.2. Socio-economic conditions in the project area.	12
2.2. Investment scale.	14
2.2.1. Assessment of market demand.	14
2.2.2. Scope of operation and products and services of the project.	17
2.3. Location and form of construction investment projects.	25
2.3.1. Building site.	25
2.3.2. Form of investment.	25
2.3.4. Land use needs and analysis of project inputs.	25
2.3.4.1. Demand of land use of the project.	25
2.3.4.2. Analysis and evaluation of the inputs that meet the needs of the project.	26
CHAPTER III. SCALE ANALYSIS, AREA OF CONSTRUCTION WORKS.....	30
3.1. Organization of premises	30
3.2 Solutions to organizing other infrastructure and technical projects:	31
CHAPTER IV. PROJECT IMPLEMENTATION PROJECTS.....	40
4.1. Plan for land clearance, resettlement and infrastructure construction support.	40
4.1.1. Clearance plan.	40
4.1.2. Resettlement plan.	40
4.1.3. Plan to support the construction of technical infrastructure.	40
4.2. Construction options.	40
4.3. Implementation plan.	42
4.3.1. Management plan, exploitation.	42
4.3.2. Plan to organize total ground.	44

4.3.3. Implementation segment and implementation schedule, project management form.....	45
CHAPTER V. ENVIRONMENTAL IMPACT ASSESSMENT - EXPLOSION PREVENTION SOLUTIONS	46
5.1. Regulations and guidance used by references.....	46
5.2. Impact sources.....	46
5.2.1. Impact sources are related to waste.....	46
5.2.2. The source of the impact is not related to the waste	47
5.3. Assessment Of Environmental Impacts	48
5.3.1. Impact on air environment	48
5.3.2. Impact of water pollutants.....	51
5.3.3. Impact of sources of pollution due to generation of solid waste	52
5.4. Measures to prevent and reduce harmful impact	54
5.4.1. Measures to control and minimize air pollution	54
5.4.2. Measures to control and minimize water pollution.....	54
5.4.3. Measures to control and reduce pollution caused by solid waste	59
5.6. Conclude.....	61
CHAPTER VI. TOTAL INVESTMENT CAPITAL - CAPITAL IMPLEMENTATION AND EFFICIENCY OF THE PROJECT	62
6.1. Total investment.....	62
6.2 Ability to arrange capital and ability to fund according to schedule.	73
6.3. The social and economic efficiency of the project.	74
6.3.1. Projected investment capital source of the project.	74
6.3.2. Loan Scheme.	75
6.3.3. Financial parameters of the project.....	76
CONCLUSION.....	78
I. Conclusion	78
II. Proposals and recommendations.	78
APPENDIX: FIGURES OF FINANCIAL EFFICIENCY.....	79
Appendix 1 total, capital structure of project implementation project.....	
Appendix 2 Annual depreciation spreadsheet of the project	86
Appendix 3 Calculation of revenue and annual cash flow of the project.....	91
Appendix 4 Project annual repayment schedule.	147
Appendix 5 Annual repayment schedule by project.	149
Appendix 6 Simple project payability analysis table.....	151
Appendix 7 Discounted breakdown table of the project.....	155
Appendix 8 Calculation Table of net present value analysis (NPV) of the project.....	160

My Anh Hospital

Appendix 9 Table of Analysis by internal rate of return (IRR) of the project. 163

CHAPTER I: PROJECT SUMMARY

1.1 About the investor.

Investor: **MY ANH MEDICAL CLINIC JSC**

Business License: 0309139134

Legal representative: TRAN THI BACH VAN

Position: Director

Chairman of the Board / Deputy General Director of Finance: Mr. TRAN ANH DUNG

Address: 341/53A, Lac Long Quan Street, Ward 5, District 11, Ho Chi Minh City.

II. Project information.

- ✓ Project name: Gynecological - Obstetric and Pediatrics Hospital
- ✓ Aabbreviations: *My Anh hospital*
- ✓ Construction site: 7A212 Nguyen Van Bua, Pham Van Hai commune, Binh Chanh district, Ho Chi Minh City.
- ✓ Form of management: The investor directly manages project implementation and implementation.
- ✓ The total investment: 328 365 788 000 dong.

(Three hundred twenty eight billion three hundred and sixty million seven hundred eighty eight thousand dong):

No	Content	Amount	Ratio
1	Mobilized capital (self-existing)	65.673.158.000	20,00%
2	Loan	262.692.630.000	80,00%
3	Total	328.365.788.000	100,00%

1.2. The need to build a project.

According to the Politburo's Resolution No. 46-NQ / TW of February 23, 2005, on the protection, care and promotion of the people's health, "Health is the

most precious asset of mankind and of all society. Protection, care and improvement of the people's health is a humanitarian activity, directly guaranteeing human resources for the cause of building and defending the Fatherland, one of the top priority policies of the Party and the country.

According to market research firm Business International Monitor, the total health expenditure of more than 90 million Vietnamese people now accounts for 5.8% of GDP, the highest in ASEAN and will reach 24 billion USD by 2020 thanks to the commune roadmap. medical conferences that the Government is conducting.

Currently in the city. Ho Chi Minh City and the southern provinces due to the growing economic situation, industrial parks, factories and factories are also developing rapidly, leading to the increasing population. Therefore creating overload in medical examination and treatment in big hospitals such as Tu Du Hospital, Hung Vuong Hospital, Children's Hospital 1, Children's Hospital 2 and other hospitals. Due to overcrowding in public hospitals, patients have not been well served. In private hospitals, patients are given more attention because they are considered to be clients of profit for the hospital. However, the service price is too expensive, the place is only for the rich, and the poor and the workers and civil servants still have to wait in line every day to be examined because of the overload.

Moreover, the area for investing in obstetrics and gynecology hospital is located in Pham Van Hai commune, Binh Chanh District, which is adjacent to Hoc Mon District, Duc Hoa District, Duc Hue, Long An Province, built on campus 2,698 , 8 m2. This is an area in remote areas where there is a lack of medical facilities, and health care services for poor people and boarding workers working in surrounding industrial areas such as Nhi Xuan and Xuyen industrial

parks. Asia, Hoang Gia and Duc Hoa. Due to the needs of local people and industrial zones, a women's hospital and maternity hospital are needed to provide health care for women with optimal conditions and low cost. So we decided to set up a private hospital whose goal is to serve the poor, the low-income, but still receive the best services such as an international hospital and a few muscle points. more copies than current international hospitals such as International Obst-Gynec Hospital, Phap Viet Hospital.

Understanding the policy and development potential, we have cooperated with Du An Viet Consulting Joint Stock Company to conduct research and set up an investment project "My Anh Hospital".

1.3. The legal basis.

According to note number 1133/UBND of Binh Chanh District People's Committee on July 8, 2014 regarding the agreement on adjusting the master plan of the scale of 1/500 of the Project of Pediatric Specialized Hospital in Pham Van Hai Commune, Binh Chanh District.

Decision 2795/QD-UBND dated June 9, 2014 of the People's Committee, approving the My Anh Medical Services Joint Stock Company to change the land use purpose to invest in the construction of the Pediatric Specialized Hospital in the commune. Pham Van Hai, Binh Chanh district..

Decision 1274/QD-TNMT-CCBVMT of Ho Chi Minh City Department of Natural Resources and Environment on approval of the Report on environmental impact assessment of the project "Investment in construction of My Anh obstetrics-pediatric specialist hospital".

According to note number 6340/UBND-DTMT dated December 5, 2012 of Ho Chi Minh City People's Committee approving the location of investment in the construction of My Anh obstetrics-pediatric obstetric hospital.

Certificate No. 407/TD-PCCC dated 9/3/2011 of the Department of Fire Prevention and Fighting of Ho Chi Minh City on Approval for Fire Prevention and Fighting at My Anh Hospital.

1.4. Target.

1.4.1. General objective.

Building a modern diagnostic center combined with treatment of obstetrics and gynecology and pediatrics with a scale of 49-60 beds with 2 main areas: Zone I: Outpatient diagnosis, examination and treatment; Zone II: high-tech inpatient treatment. The hospital is fully functional according to district hospital standards.

- Administrative area: working room for hospital leaders and functional departments.
- Outpatient treatment area: medical examination, emergency, subclinical-functional exploration, hospital pharmacy.
- Inpatient treatment area includes: Pediatrics, obstetrics, rehabilitation, operating room, postoperative areas.
- Pasteurization area: used for washing, steaming, drying clothes, blankets, mosquito nets, bedspreads, steaming small surgical instruments and surgery.
- A park on the hospital campus for walking patients.
- Garages and equipment maintenance.
- Canteen.

1.4.2. Detail goal.

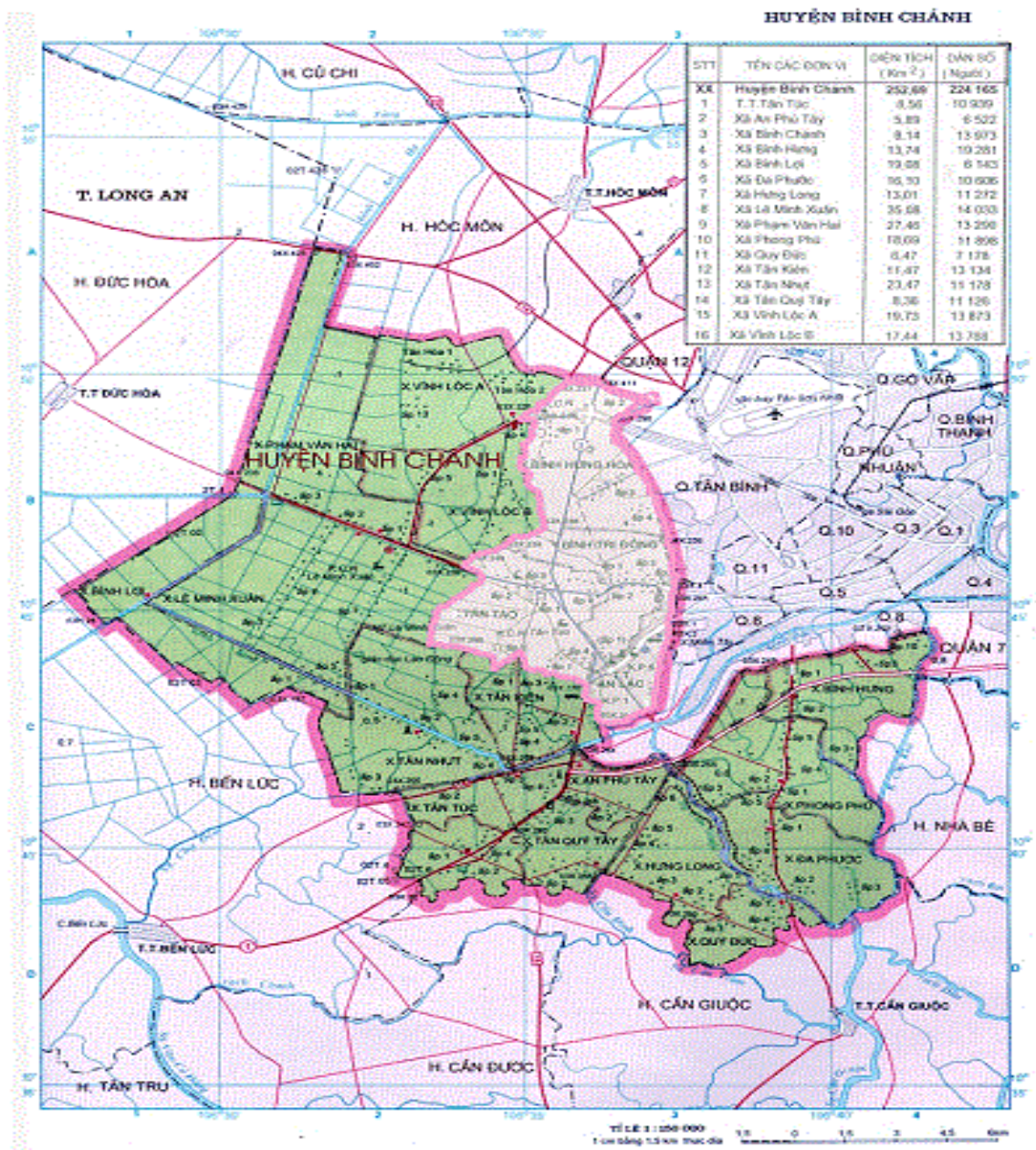
- Meet the needs of medical examination and treatment and health care in all fields of health. At the same time, health services are provided in this area with high quality and at the request of each customer.
- Building a 300-bed general hospital with modern architecture, advanced equipment, a team of doctors and nurses with high professional qualifications and professional service quality.

- The Hospital's operation is to perform the function of a General Hospital, with inpatient and outpatient medical examination and treatment activities, providing medical services, accepting patients in all conditions and transferring only Go to the emergency room if necessary or not within the scope of specific professional activities.
- Contributing to diversifying medical examination and treatment types, enabling people to choose medical services suitable to their conditions and requirements. In addition, the project also contributes to creating more jobs and income for the society.
- Medical examination and treatment will give priority to people on health insurance examination policy; At the same time, the hospital will provide free transportation for poor patients, policy patients, etc. in the province.

CHAPTER II. LOCATION AND SCALE OF THE PROJECT

2.1. The current economic situation - the implementation of social projects.

2.1.1. The natural conditions of the project area.



✓ *Geographical location:*

Ho Chi Minh City has the coordinates 10 ° 10 ' - 10 ° 38' North and 106 ° 22 ' - 106 ° 54' East, the North borders Binh Duong Province, the Northwest borders Tay Ninh Province, the East and Northeast borders the Province Dong Nai and

Southeast borders Ba Ria - Vung Tau province, West and Southwest borders Long An and Tien Giang provinces. Located in southern Vietnam, Ho Chi Minh City is 1,730 km from Hanoi by road, the city center is 50 km from the East coast by the birds fly.

✓ ***Climate weather.***

Ho Chi Minh City is located in the equatorial monsoon tropics. The common feature of Ho Chi Minh City's climate and weather is that the temperature is uniform throughout the year and there are two rainy and dry seasons which clearly affect the landscape environment. The rainy season is from May to November, the dry season is from December to April. According to the observation data for many years of Tan Son Nhat station, through the main meteorological factors; Ho Chi Minh City's climate features are as follows::

My Anh Hospital

Dữ liệu khí hậu của Thành phố Hồ Chí Minh													
Tháng	1	2	3	4	5	6	7	8	9	10	11	12	Năm
Cao kỉ lục °C (°F)	36.4	38.7	39.4	40.0	39.0	37.5	35.2	35.0	35.3	34.9	35.0	36.3	40.0
Trung bình cao °C (°F)	31.6	32.9	33.9	34.6	34.0	32.4	32.0	31.8	31.3	31.2	31.0	30.8	32.3
Trung bình ngày, °C (°F)	26.0	26.8	28.0	29.2	28.8	27.8	27.5	27.4	27.2	27.0	26.7	26.0	27.4
Trung bình thấp, °C (°F)	21.1	22.5	24.4	25.8	25.2	24.6	24.3	24.3	24.4	23.9	22.8	21.4	23.7
Thấp kỉ lục, °C (°F)	13.8	16.0	17.4	20.0	20.0	19.0	16.2	20.0	16.3	16.5	15.9	13.9	13.8
Lượng mưa, mm (inch)	13.8 (0.543)	4.1 (0.161)	10.5 (0.413)	50.4 (1.984)	218.4 (8.598)	311.7 (12.272)	293.7 (11.563)	269.8 (10.622)	327.1 (12.878)	266.7 (10.5)	116.5 (4.587)	48.3 (1.902)	1.931 (76.02)
% độ ẩm	72	70	70	72	79	82	83	83	85	84	80	77	78
Số ngày mưa TB	2.4	1.0	1.9	5.4	17.8	19.0	22.9	22.4	23.1	20.9	12.1	6.7	155.6
Số giờ nắng trung bình hàng tháng	245	246	272	239	195	171	180	172	162	182	200	226	2.489

- The average relative humidity of the air is 79.5% per year; the average rainy season is 80% and the absolute value is 100%; on average, the dry season is 74.5% and the absolute low is down to 20%.

- Ho Chi Minh City is influenced by two main wind directions and mainly by the monsoon West - Southwest and North - Northeast. West-Southwest winds from the Indian Ocean blow in the rainy season, from June to October, average speed of 3.6 m/s and the strongest wind in August, average speed of 4.5 m/s. North-northeast wind blows from the East Sea in the dry season, from November to February, with an average speed of 2.4 m/s.

✓ ***Geology - land.***

The land in Ho Chi Minh City is formed on two sedimentary directions: Pleistocene and Holocene sediments.

✓ ***Water and hydrology.***

Regarding water resources, located in the downstream of Dong Nai - Saigon river system, Ho Chi Minh City has a very developed network of rivers and canals.

Groundwater in Ho Chi Minh City, in general, is quite abundant, concentrated in the northern half-area of Pleistocene sediments; further south (Nam Binh Chanh, District 7, Nha Be, Can Gio) - on Holocene sediments, groundwater is often contaminated with alum and saline

Hydrologically, most of Ho Chi Minh City's rivers and canals are influenced by semi-diurnal fluctuations of the East Sea. Every day, the water goes up and down twice, whereby tides penetrate deeply into canals in the city, causing significant impacts on agricultural production and limiting drainage in the inner city.

2.2.2. Socio-economic conditions in the project area.

The gross domestic product (GRDP) is estimated to increase by 8.25% over the previous year (in 2017, it increases by 8.05%). The index of industrial production (IIP) reached 107.90% (in 2017 reached 107.33%); total social investment reached 365.71 trillion VND, over the same period increased by 18.4%, compared to GRDP by 34.5%; total state budget revenue reached VND 347,986 billion, reaching 100.03% of the estimate, up 13.32%; total local budget expenditure (except advances) was 67,075 billion VND, reaching 94.94% of the estimate, up 40.36% over the same period; Total outstanding loans as of December 1, 2018 increased by 17.27% compared to December 2017.

Build

The value of construction production for the whole year at current prices is estimated at VND 247,525.16 billion, including:

+ State sector reached 14,719.23 billion VND, accounting for 5.95%;

+ Non-state sector reached VND 212,732.65 billion, accounting for 85.94%;

+ Foreign-invested sector reached VND 20,073.29 billion, accounting for 8.11%. In total production value: production value of construction of home works accounts for 53.36%; civil engineering works accounted for 28.36% and specialized construction activities accounted for 18.28%. The value of construction production for the whole year at constant prices was estimated at 191,848.42 billion VND, up 8.19% compared to 2017, including:

+ State sector reached 11,329.06 billion dong, down 15.95%;

+ Non-state sector reached VND 164,678.71 billion, up 10.97%;

+ Foreign-invested sector reached VND 15,840.65 billion, up 2.59%.

In the total production value: the production value of construction works increases 11.15%; civil engineering works increased by 1.61% and specialized construction activities increased by 10.55%.

Crop

The annual cultivated area is estimated at 41,552.9 ha, down 1.8% compared to 2017. In particular, the rice area accounts for 46.2%, down 1.5%; production reached 86,253.3 tons, up 1.3% over the previous year. Planted area of vegetables of all kinds accounted for 19%, down 0.6%, the yield reached 230,626.6 tons, up 3.4%. The area of flowers and ornamental plants is 1,366.4 hectares, up 9.2%. Overall, the annual yield of crops increased compared to the previous year.

Forestry

The total area of forests and forestry land in the city is now 38,864 ha, of which the forested area is 35,794 ha. The forest coverage rate is 17.46%, the forest and tree coverage rate is 37.15%.

Aquaculture

Aquaculture in 2017 was estimated at 59,043.6 tons, up 0.45% over the previous year. In particular, fish production is estimated at 18,956.7 tons, down 2.21%; shrimp production is estimated at 16,085.1 tons, down 1.85%; other aquatic production is estimated at 24,001.8 tons, up 4.32%..

Population:

Estimated average population in the city in 2018 was 8,611.1 thousand people, an increase of 2% compared to 2017. Job creation: Estimated in 2018, jobs for 323,225 people (reaching 115.44% of the annual plan), the number of new jobs created was 133,331 new jobs (reaching 106.66% of the yearly plan), organizing 80 job sessions. In addition to creating jobs in the country, the estimated number of jobs created through labor export activities is 14,212 people.

2.2. Investment scale.

2.2.1. Assessment of market demand

Health care is a service industry in which, by nature, suppliers and users relate to each other through service prices. However, unlike other types of services, health care has some unique characteristics:

- Each person is at risk of disease and the need for health care is different. Because of unpredictability, patients often have difficulty paying for unforeseen medical expenses.

- Medical services are the kind of goods that users (health check-ups) cannot easily select the type of service they want by themselves but depend very much on the provider (health facility). On the other hand, medical services are a

commodity associated with human life so there is no money but patients still have to seek medical treatment (buy services). This special feature is not the same as other goods.

Since 2008, the growth rate of state budget spending on health has been higher than the average state budget expenditure and reached about 7-8% of total budget expenditure; At the same time, Vietnam is also promoting socialization and investment in the form of public-private partnership (PPP), attracting resources for development investment in the health sector. Over the past nine years, the Government has prioritized budgets, ODA and government bonds to make a breakthrough investment in the medical examination and treatment system. The government has also invested more than VND 60,000 billion in hospital upgrading and upgrading projects.

In Vietnam, private health facilities are growing rapidly, from the absence of a private hospital, from 1993 to now there are 206 private hospitals with more than 15,470 beds and over 35,000 private clinics. According to Mr. Dilshaad Ali, DG Medicial's professional adviser (an enterprise specializing in providing comprehensive medical solutions), the important factors that make the Vietnamese health sector attract investors are the population, economic growth, changing lifestyles, health care models and the need for health insurance. The rapid increase in the share of the middle class has increased the average spending of people and led to an increase in private health facilities in big cities in Vietnam. After paying for necessities, the costs of education and health of the people are always increasing, and the screening and health care programs require more and more comprehensive.

More than 80% of the Vietnamese population has health insurance, 5% of the population has private health insurance, 73% of the population pays part or all

of the hospital fees in cash, especially the public hospital model - Investment at an early stage ... are factors that motivate investors to want to participate in Vietnam's health market - Mr. Dilshaad Ali said. In Vietnam, the wave of private investment in the health sector has started to warm up since 2015 with many M&A deals. Many new businesses continue to take place recently, such as Hoan My Medical Group continuously merging and acquiring (M&A) to expand the system; American dentistry merged into Sun Medical Center; Japan's Taisho pharmaceutical company spends an additional 3,400 billion VND, controlling nearly 67% of the value of Hau Giang Pharmaceutical - the largest pharmaceutical company in Vietnam..

As the center of the southern region, Ho Chi Minh City conducts millions of medical visits every year for people in the region and for patients who are foreigners. According to City Health Department. In Ho Chi Minh City, in 2018 alone, there were more than 45.3 million outpatient visits (accounting for more than a quarter of the total number of medical consultations and treatment nationwide) and over 2.5 million inpatient visits. performed at medical examination and treatment establishments in the locality. This number is changing in the direction of increasing each year as the health insurance policy spreads across the country. This makes the overload situation worse, especially at the end-line hospitals such as Cho Ray Hospital, University of Medicine Hospital, 115 People's Hospital, Children's Hospital 1, Children's Hospital. 2. This is a problem that the City's health sector needs to solve in the future..

In the subclinical service market, due to the relatively expensive subclinical equipment, which requires continuous investment to keep pace with scientific and technological advances, competition is fierce and the majority of investment in this market is from private sector. Therefore, the call for socialization and

investment in the form of public-private partnership (PPP) is very urgent. The adoption of PPP models in the health sector has been applied globally, such as PPPs in the provision of medical device management services; PPP in providing contract management services; PPP in providing specialized or subclinical clinical services; integrated PPP model.

From the situation of increasing medical examination and treatment needs of patients, it can be seen that investing in medical examination and treatment facilities is the most optimal solution to help solve people's difficulties. It is important that the State needs more policies to support and encourage investors to boldly invest in this type of business more.

2.2.2. Scope of operation and products and services of the project.

STATISTICS LIST OF WORKS ITEMS			
No	Floor	Item	Area
1	Basement Zone I	Parking lot	150
2		Warehouse equipment	45
3		Oxygen depot	15
4		Technical Department	17
5		Security room	19
6		Auxiliary area (stairs, walkways, corridors, ramps)	163.3
		Total	409.3
7	Ground floor Area I	Emergency room	19
8		Emergency room	34

STATISTICS LIST OF WORKS ITEMS			
No	Floor	Item	Area
9		Xquang area	30
10		Reception hall	18
11		Lobby carrying	70
12		Drugstores	31
13		Living room	13
14		Shop counter	5
15		Clean warehouse	12
16		Dirty warehouse	10
17		WC	15
18		Auxiliary area (stairs, walkways, corridors, stairs)	188.4
		Total	445.4
19		Administrative room	13
20		Reception room	18
21		Clinic eye	24
22		RHM clinic	15
23		Foreign clinic	10
24		Internal Clinic	10
25		TMH clinic	15
26		Real Clinic	20
27	First floor, Zone I	Beauty Clinic	13

STATISTICS LIST OF WORKS ITEMS			
No	Floor	Item	Area
28		Ultrasound room	25
29		ECG room	11
30		Laboratory	17
31		Staff room + WC	22
32		Examination waiting room	25
33		Relaxation area	28
34		Public WC	15
35		Auxiliary area (stairs, walkways, corridors)	147.7
		Total	428.7
36		Birth waiting room	25
37		Birth room	38
38		Postpartum break room	23
39		Surgery room	20
40		Locker, disinfecting area, handling tools	17
41		Organic surgery room	26
42		Aseptic operating room	38
43		Recovery room	24
44		Pediatric nursing room	21
45	2nd floor, Zone I	Clean warehouse	11

STATISTICS LIST OF WORKS ITEMS			
No	Floor	Item	Area
46		Dirty warehouse	20
47		Maternity relaxation corridor	13
48		Aseptic corridor	22
49		Corridors recover dirty items	15
50		Staff room	22
51		Auxiliary area (stairs, walkways, corridors)	111.3
		Total	446.3
52		Boarding room 1 + WC	38
53		Boarding room 2 + WC	22
54		Boarding room 3 + WC	22
55		Boarding room 4 + WC	25
56		Boarding room 5 + WC	43
57		Boarding room 6 + WC	20
58		Boarding room 7 + WC	20
59		Boarding room 8 + WC	25
60		Administrative offices	18
61		Clean warehouse	12
62		Dirty warehouse	10
63		Hall	50
64	3rd Floor, Zone I	WC	15

STATISTICS LIST OF WORKS ITEMS			
No	Floor	Item	Area
65		Auxiliary area (stairs, walkways, corridors)	126.3
		Total	446.3
66	4th Floor, Area I	Boarding room 1 + WC	38
67		Boarding room 2 + WC	22
68		Boarding room 3 + WC	22
69		Boarding room 4 + WC	25
70		Boarding room 5 + WC	43
71		Boarding room 6 + WC	20
72		Boarding room 7 + WC	20
73		Boarding room 8 + WC	25
74		Administrative room	18
75		Staff room	22
76		Hall	25
77		WC	15
78			Auxiliary area (stairs, walkways, corridors)
		Total	428.7
79	5 floor, Zone I	Dining room + outdoor cafe	118
80		Dining room + coffee in the house	76

STATISTICS LIST OF WORKS ITEMS			
No	Floor	Item	Area
81		Kitchen area	38
82		Washing yard	26
83		Warehouse	14
84		Hall	25
85		WC	20
86		Auxiliary area (stairs, walkways, corridors)	111.7
		Total	428.7
87		Technical floors	49.6
		Zone I (excluding basements)	2,673.70
88		Parking lot	90
89		Clean warehouse	19
90		Warehouse equipment	14
91		Oxygen depot	11
92		Security room	13
93		Technical Department	3
94	Basement Zone II	Auxiliary area (stairs, walkways, corridors)	100
		Total	250
	Ground floor Area II	Service counters	15

STATISTICS LIST OF WORKS ITEMS			
No	Floor	Item	Area
95		Lobby area	28
96		Reception	20
97		Staff room	19
98		Doctor's office on duty	20
99		Clinic	38
100		Warehouse	3
101		Public WC	15
102		Auxiliary area (stairs, walkways, corridors, stairs)	129
		Total	273.6
	First floor, Area II	Boarding room 1 + WC	21
103		Boarding room 2 + WC	19
104		Boarding room 3 + WC	19
105		Boarding room 4 + WC	18
106		Boarding room 5 + WC	19
107		Boarding room 6 + WC	19
108		Boarding room 7 + WC	19
109		Boarding room 8 + WC	19
110		Staff room	9
111		WC staff	3
112		Hall	15

STATISTICS LIST OF WORKS ITEMS			
No	Floor	Item	Area
113		Auxiliary area (stairs, walkways, corridors)	96.8
		Total	276.8
	2nd floor, 3rd floor, 4th floor Zone II	Boarding room 1 + WC	21
114		Boarding room 2 + WC	19
115		Boarding room 3 + WC	19
116		Boarding room 4 + WC	18
117		Boarding room 5 + WC	19
118		Boarding room 6 + WC	19
119		Boarding room 7 + WC	19
120		Boarding room 8 + WC	19
121		Staff room	9
122		WC staff	3
123		Hall	15
124		Auxiliary area (stairs, walkways, corridors)	70
		Total	250
125	Rooftop terrace of Zone II	Terrace	
126		Covered technical area	75
		Total	75

STATISTICS LIST OF WORKS ITEMS			
No	Floor	Item	Area
		Total floor area II	1375.4
127	Ancillary works and techniques	House burning garbage	20
128		Garbage collection station	4
129		Power station	4
		Total area of auxiliary works	28
		Total floor area of the project	4,077.10

2.3. Location and form of construction investment projects.

2.3.1. Building site.

Address: 7A212 Nguyen Van Bua, Pham Van Hai commune, Binh Chanh district, Ho Chi Minh City

2.3.2. Form of investment.

Investment projects in the form of new construction.

2.3.4. Land use needs and analysis of project inputs.

2.3.4.1. Demand of land use of the project.

LAND USE STRUCTURE				
STT	Sign	type	Area (m²)	Ratio
		Land for construction works	668.6	45.39%
1	1	Land for construction of zone 1	394.6	
	2	Land for construction of zone 2	250.0	
2	4,5,6	Technical works (medical incineration stations,	24	

LAND USE STRUCTURE				
STT	Sign	type	Area (m ²)	Ratio
3		power stations, waste water treatment stations ...)	689.56	38.54%
4		Land of trees	318.74	16.07%
Total			1645.6	100.00%

2.3.4.2. Analysis and evaluation of the inputs that meet the needs of the project.

a. Capital:

Enterprises will master the knowledge of capital sources to implement the project (Borrowing capital, joint venture, attracting external investment as well as mobilizing internal resources of the Company).

b. Technology:

In this day and age, the great strides and great achievements of science and technology that have a great impact on the development of human society, science and technology have become a direct production force. , is an important resource for socio-economic development. Therefore, for science and technology, we are always aware of correctly and accurately to develop and provide our customers with the best and most modern services. Approve the following specific concepts:

c. Science and technology concept.

- + Science is a form of social consciousness, consisting of a collection of human insights about the laws of nature, society, and thinking, and it will become a direct production force when it is bring into application in production and human life.

+ Technology: is a collection of insights (methods, rules, skills) directed at improving nature to serve human needs. Technology embodies the social civilization and the development of humanity.

d. Factors and conditions that govern the introduction of technology into socio-economic development.

Technology such as a brand is a combination of factors and conditions to operate. Conditions and factors include: labor tools (equipment, machines, vehicles, spare parts, tools, etc.); labor objects (energy, raw materials), technical labor force; processing processing methods and accumulated knowledge and experience; information systems - necessary materials, organizational management mechanism. In other words, technology is both hardware and software linked together around the goals and requirements of the production, business and management organization (this concept is basically identical to the public wording. technology manifests on 4 sides: Equipment (Techno ware); Human (Human ware); Information (Inform ware); and Organization (Organ ware).

So the factors and conditions that govern technology's development are a combination of problems that must be solved in a synchronized manner.

e. Steps to develop and implement technology policies.

e.1 Determine the level achieved by the national technology level, in all respects:

- Potential
- Realistic effect
- The deadlock needs handling

e.2 Predict possible future fluctuations

- The ability to change domestic technology

- Needs to meet technological requirements for the economy in the future.
- Ability to attract technology from outside.

e.3 Analyze and select the objectives to be achieved for the immediate and next stage

- Spearhead targets
- Objective to attract external technology
- The goal of attracting gray matter from overseas Vietnamese
- Targets divided by fields (manufacturing sector, management field)

e.4 Develop perspectives on technology policy development

- Technology leading or appropriate?
- How to import and improve technology?
- Technology specific key?
- Capital sources for technology, etc.

e.5 Determine the validity and effectiveness of technology policies

It is the responsibility of all levels to use and incorporate operational technology. The calculations must be taken and used by the highest authorities in the specialty.

e.6 Select the form of policy implementation

This is the responsibility and talent of officials of the agencies implementing the policy, based on the conditions and trends of the country's development, external experience and ability, etc. that explores the proper forms.

e.7 Summary of implementation

A process of assessing each stage of policy implementation to move on to a new stage of development.

Above are the major policies on science and technology in the application of the operation of the Osakavina Factory later. In order to be proactive in mastering existing technologies and mastering new technologies, we are particularly interested in and will plan to receive them on a case-by-case basis in the course of future operations.

f. Consumable materials.

We will sign long-term contracts with suppliers of consumable equipment to take the initiative in the operation of the plant. For this factor, it is basically very convenient.

g. Human

After the project is approved, the enterprise will carry out planning and training policies and attract human resources in a synchronized and specific manner.

Output factors of the project:

Completed My Anh Hospital will meet the needs of medical examination and treatment for suburban workers in Binh Chanh, Cu Chi and Long An districts. Help people enjoy standard medical services with appropriate prices while saving waiting time for traveling. In addition, the hospital also contributes to reducing the load for higher level hospitals.

CHAPTER III. SCALE ANALYSIS, AREA OF CONSTRUCTION WORKS

3.1. Organization of premises

a) The main work is zone 1: This area is a 6-storey building with 1 basement organized as a functional subdivision according to the vertical axis:

- Ground floor: reception area for visitors to the main entrance, between the reception lobby and service area, pharmacy. The emergency entrance with gurney passes through the left sloping ramp to the side door into the emergency room. Adjacent to the XQ room and staff area. The main traffic axis of the building is arranged by 2 stairs and a lift to transfer hospital beds.

- 1st floor: This floor is organized for the entire examination area including all specialties. Functions for women, obstetric and pediatric patients.

- 2nd floor: this floor arranged 2 main functions are surgery and delivery room. The delivery room includes a birth waiting area, a 3-room delivery room, postpartum rest rooms and air conditioning. The operating room includes operating room, dressing room for doctors' hands, aseptic hallway, 2 operating

rooms including aseptic operating room and a sterile operating room, a recovery room and a pediatric emergency room.

- Floor 3,4: Organized residential area. The initial designed design scale in phase 1 is 20 beds, the maximum capacity is 36 beds. Patient rooms are designed with separate toilets, rooms with air conditioning and ventilation.

- 5th floor: Organize entertainment area, canteen for staff and patients. Steam cleaning area.

b) Organization of ground area 2:

Area 2 is the boarding area which is planned to be implemented in phase 2. Construction scale of 1 ground floor and 5 floors. Capacity of 32 beds including 32 rooms with separate toilets. Administrative area and annex. Vertical traffic in zone 2 vertically has 2 stairs and 1 elevator. Patients are transferred directly from the 1st floor examination area of block 1 to the 1st floor area 2 via the overhead pathway.

3.2 Solutions to organizing other infrastructure and technical projects:

Characteristics of the construction land include two land areas adjacent to the main road and canal. so the isolation area for canals is planted with trees to create microclimate good for patients' health. Infrastructure focal works, including power and water supply, shall be organized to access Nguyen Van Boi street. Wastewater and solid waste treatment facilities are organized at the end of the site.

In addition, access to the building at the front of the building is organized with trees isolated from noise, dust and pollution. The following is a detailed breakdown of the sizes of the 2 blocks:

Summary table of construction scale of the project

STATISTICS LIST OF WORKS ITEMS			
No	Floor	Item	Area
1		Parking lot	150
2		Warehouse equipment	45
3		Oxygen depot	15
4		Technical Department	17
5		Security room	19
6		Basement Zone I	Auxiliary area (stairs, walkways, corridors, ramps)
		Total	409.3
7		Emergency room	19
8		Emergency room	34
9		Xquang area	30
10		Reception hall	18
11		Lobby carrying	70
12		Drugstores	31
13		Living room	13
14		Shop counter	5
15		Clean warehouse	12
16		Dirty warehouse	10
17		WC	15
18		Ground floor Area I	Auxiliary area (stairs, walkways, corridors, stairs)

STATISTICS LIST OF WORKS ITEMS			
No	Floor	Item	Area
		Total	445.4
19	First floor, Zone I	Administrative room	13
20		Reception room	18
21		Clinic eye	24
22		RHM clinic	15
23		Foreign clinic	10
24		Internal Clinic	10
25		TMH clinic	15
26		Real Clinic	20
27		Beauty Clinic	13
28		Ultrasound room	25
29		ECG room	11
30		Laboratory	17
31		Staff room + WC	22
32		Examination waiting room	25
33		Relaxation area	28
34		Public WC	15
35			Auxiliary area (stairs, walkways, corridors)
		Total	428.7
36	2nd floor, Zone I	Birth waiting room	25

STATISTICS LIST OF WORKS ITEMS				
No	Floor	Item	Area	
37		Birth room	38	
38		Postpartum break room	23	
39		Surgery room	20	
40		Locker, disinfecting area, handling tools	17	
41		Organic surgery room	26	
42		Aseptic operating room	38	
43		Recovery room	24	
44		Pediatric nursing room	21	
45		Clean warehouse	11	
46		Dirty warehouse	20	
47		Maternity relaxation corridor	13	
48		Aseptic corridor	22	
49		Corridors recover dirty items	15	
50		Staff room	22	
51		Auxiliary area (stairs, walkways, corridors)	111.3	
		Total		446.3
52		3rd Floor, Zone I	Boarding room 1 + WC	38
53			Boarding room 2 + WC	22
54			Boarding room 3 + WC	22

STATISTICS LIST OF WORKS ITEMS				
No	Floor	Item	Area	
55		Boarding room 4 + WC	25	
56		Boarding room 5 + WC	43	
57		Boarding room 6 + WC	20	
58		Boarding room 7 + WC	20	
59		Boarding room 8 + WC	25	
60		Administrative offices	18	
61		Clean warehouse	12	
62		Dirty warehouse	10	
63		Hall	50	
64		WC	15	
65		Auxiliary area (stairs, walkways, corridors)	126.3	
		Total		446.3
66		4th Floor, Area I	Boarding room 1 + WC	38
67			Boarding room 2 + WC	22
68	Boarding room 3 + WC		22	
69	Boarding room 4 + WC		25	
70	Boarding room 5 + WC		43	
71	Boarding room 6 + WC		20	
72	Boarding room 7 + WC		20	
73	Boarding room 8 + WC		25	

STATISTICS LIST OF WORKS ITEMS			
No	Floor	Item	Area
74		Administrative room	18
75		Staff room	22
76		Hall	25
77		WC	15
78		Auxiliary area (stairs, walkways, corridors)	133.7
	Total		428.7
79	5 floor, Zone I	Dining room + outdoor cafe	118
80		Dining room + coffee in the house	76
81		Kitchen area	38
82		Washing yard	26
83		Warehouse	14
84		Hall	25
85		WC	20
86		Auxiliary area (stairs, walkways, corridors)	111.7
	Total		428.7
87	Technical floors		49.6
		Zone I (excluding basements)	2,673.70
88	Basement Zone II	Parking lot	90

STATISTICS LIST OF WORKS ITEMS			
No	Floor	Item	Area
89		Clean warehouse	19
90		Warehouse equipment	14
91		Oxygen depot	11
92		Security room	13
93		Technical Department	3
94		Auxiliary area (stairs, walkways, corridors)	100
		Total	250
	Ground floor Area II	Service counters	15
95		Lobby area	28
96		Reception	20
97		Staff room	19
98		Doctor's office on duty	20
99		Clinic	38
100		Warehouse	3
101		Public WC	15
102		Auxiliary area (stairs, walkways, corridors, stairs)	129
		Total	273.6
	First floor, Area II	Boarding room 1 + WC	21

STATISTICS LIST OF WORKS ITEMS			
No	Floor	Item	Area
103		Boarding room 2 + WC	19
104		Boarding room 3 + WC	19
105		Boarding room 4 + WC	18
106		Boarding room 5 + WC	19
107		Boarding room 6 + WC	19
108		Boarding room 7 + WC	19
109		Boarding room 8 + WC	19
110		Staff room	9
111		WC staff	3
112		Hall	15
113		Auxiliary area (stairs, walkways, corridors)	96.8
		Total	276.8
	2nd floor, 3rd floor, 4th floor Zone II	Boarding room 1 + WC	21
114		Boarding room 2 + WC	19
115		Boarding room 3 + WC	19
116		Boarding room 4 + WC	18
117		Boarding room 5 + WC	19
118		Boarding room 6 + WC	19

STATISTICS LIST OF WORKS ITEMS			
No	Floor	Item	Area
119		Boarding room 7 + WC	19
120		Boarding room 8 + WC	19
121		Staff room	9
122		WC staff	3
123		Hall	15
124		Auxiliary area (stairs, walkways, corridors)	70
		Total	250
125	Rooftop terrace of Zone II	Terrace	
126		Covered technical area	75
		Total	75
		Total floor area II	1375.4
127	Ancillary works and techniques	House burning garbage	20
128		Garbage collection station	4
129		Power station	4
		Total area of auxiliary works	28
		Total floor area of the project	4,077.10

CHAPTER IV. PROJECT IMPLEMENTATION PROJECTS

4.1. Plan for land clearance, resettlement and infrastructure construction support.

4.1.1. Clearance plan.

The investor has carried out the procedures for leasing industrial park land and has been granted the investment certificate.

4.1.2. Resettlement plan.

The project is implemented at 7A212 Nguyen Van Bua, Pham Van Hai commune, Binh Chanh district, Ho Chi Minh City, so the above plan is not considered.

4.1.3. Plan to support the construction of technical infrastructure.

The project only invests in infrastructure related to the project such as the internal traffic system in the region.

4.2. Construction options.

The project has an area of 2,698.8m² and is invested in 2 phases with 2 areas:

1. SECTION I: MEDICAL EXAMINATION AREA

Zone I is the area for receiving and examining, treating, performing tests, emergency, operating area and inpatient area. The estimated number of boarding beds was originally 50 beds. Technical solutions are designed to meet about 50 beds. Land area of zone 1 = 719m² in which construction area is 445.4m² with scale: 1 basement, 1 ground, 6 floors with a total floor area of 2,673.7m² (excluding basement area).

Functional areas for Zone I are specified as follows:

- Basement area of 409.3m²: Parking area, security room, generator room, main

electrical cabinet, oxygen store, tool store ...

- Ground floor area of 445.4m²: Main lobby, emergency room, X-ray room, dispensing counter ...
- Level 1, area 428.7m²: Reception area, internal and external clinics, eye examination area, teeth-jaw-face, ear, nose and throat, biochemical, hematological and microbiological testing areas, etc.
- 2nd floor area of 446.3m²: Surgical room, operating room, emergency recovery room, child care room, delivery room, waiting for birth ...
- 3rd floor, area 446.3m²: Administrative area, boarding area, clean warehouse, dirt ...
- 4th floor area of 428.7m²: Administrative area, boarding area, staff room ...
- 5th floor, area 428.7m²: Kitchen area, laundry room, catering service area ...
- Terrace floor area of 49.6m²: Technical area and warehouse.
- Roof floor: Place of clean water tank.
- In addition, the floors also have other public areas such as corridors, stairs, WC.

2. SECTION II: INTERIOR TREATMENT AREA

Zone II is a high-tech inpatient treatment area with a maximum of 150 beds, invested in phase 2 on an area of 926 m² of which construction land is 273.6m². Zone II is built with 1 basement, 1 ground floor and 5 floors with a total floor area of 1,375.4m² (excluding basement area).

Functional arrangement for Zone I is as follows:

Basement area of 250.0m²

- Ground floor area of 273.6m²: lobby, administration, clinic & service area
- First floor area of 276.8m²: administrative room, boarding rooms, ...
- Floor 2,3,4 area of each floor 250.0m²: boarding rooms, ...
- Technical floor area 75.0m²: technical room and warehouse.

- Roof floor: Place of clean water tank.
- In addition, the floors also have other public areas such as corridors, stairs, WC.

3. TECHNICAL WORKS AND AUXILIARY WORKS

- The house burns garbage : 20.0m
- Garbage collection station : 4.0m
- Power station : 4.0m

4.3. Implementation plan.

4.3.1. Management plan, exploitation.

The project is directly implemented by the investor, constructing the plant and exploiting the project when it is put into operation.

The project mainly employs local labor. For professional workers, the project will recruit and plan professional training and retraining for children in the region from which to serve the project in the future operation.

Expected personnel plan:

Position	Amount of people	Monthly salary (VND 1,000)	Total salary / year (VND 1,000)
Board of manager	3		564,000
Hospital director	1	15,000	180,000
Deputy Director of BV	1	12,000	144,000
Secretary - assistant	1	5,000	60,000
HC Administration Division	25		1,764,000

My Anh Hospital

Position	Amount of people	Monthly salary (VND 1,000)	Total salary / year (VND 1,000)
Head of Administration Division NS Budget	1	8,000	96,000
IT staff	1	7,000	7,000
Chief accountant	1	10,000	120,000
Clerk	2	6,000	144,000
Administrative personnel	2	6,000	144,000
Driver	3	6,000	216,000
Protect	7	4,000	336,000
Maintenance staff	2	6,000	144,000
Cashier	3	6,000	216,000
Marketing - Business city	1	8,000	96,000
Sales - Marketing staff	2	7,000	252,000
KHTH Nursing City	78		5,496,000
Obstetrics	24		1,800,000
Obstetrician	6	10,000	720,000
Nursing	18	5,000	1,080,000
Pediatrics	24		1,800,000
Pediatrician	6	10,000	720,000
Nursing	18	5,000	1,080,000

Position	Amount of people	Monthly salary (VND 1,000)	Total salary / year (VND 1,000)
Department of PT - GMHS	10		720,000
Doctors	2	10,000	240,000
Technicians	8	5,000	480,000
Faculty of Pharmacy	11		600,000
Dean	1	10,000	120,000
Drug salesman	10	4,000	480,000
X-ray room	3		204,000
Bachelor	1	7,000	84,000
Technicians	2	5,000	120,000
Ultrasound room	3		168,000
Bachelor	2	7,000	168,000
Laboratory	3		204,000
Bachelor	1	7,000	84,000
Technicians	2	5,000	120,000
SALARY COST/YEAR	106		7,543,000
SALARY COST/MONTH			652,000

4.3.2. Plan to organize total ground.

+ Construction land area must meet the following requirements:

– In accordance with the approved plan, taking into account future development;

- Hygienic ventilation, quiet, avoid land areas with polluted environment..

4.3.3. Implementation segment and implementation schedule, project management form.

- + Starting construction of Quarter IV / 2020.
- + Phase 1 with the scale of 50 beds.
- + Phase 2 with the scale of 150 beds.

CHAPTER V. ENVIRONMENTAL IMPACT ASSESSMENT - EXPLOSION PREVENTION SOLUTIONS

5.1. Regulations and guidance used by references

The Law on Environmental Protection No. 55/2014 / QH13 was passed on June 23, 2013 by the National Assembly of the Socialist Republic of Vietnam.

Decree No. 19/2015/ND-CP of the Government dated February 14, 2015 detailing and guiding the implementation of a number of articles of the Law on Environmental Protection.

Decision No. 35/QĐ-BKHCMNT of the Minister of Science, Technology and Environment dated June 25, 2002 announcing the List of Vietnamese standards on environment subject to compulsory application.

Pursuant to the Government's Decree No. 38/2015/ND-CP of April 2, 2015, on solid waste and scrap management.

5.2. Impact sources

5.2.1. Impact sources are related to waste

+ *Nguồn gây ô nhiễm không khí*

Sources of air pollution arise from the following sources:

Emissions generated from vehicles

Emissions are generated from the operation of standby generators

Emissions are generated from the centralized wastewater treatment plant

Emissions are generated from other sources.

+ *Source of water environment pollution*

- Domestic wastewater
- Waste water from health
- Sanitary sewage to prevent disease
- Waste water from service areas and canteen

There is also rainwater overflowing the project area.

+ *Source of solid waste generation*

Can be divided into the following three main sources:

Non-hazardous daily-life solid waste:

Solid waste generated mainly from the living of guests, patients, relatives of patients

Hazardous solid waste from medical examination and treatment (medical waste)

Other hazardous wastes:

Hazardous solid waste from other sources: fluorescent lamps for lighting, toner cartridges, oily rags, sludge from wastewater treatment systems...

5.2.2. The source of the impact is not related to the waste

+ **Sources of noise**

- - Noise from vehicles
- - Noise arising from machinery operation
- - Noise arising from staff members, visitors, patients, and family members.
- - Noise from service areas.

+ **Sources of odor generation**

Smell from food, food, drugs of all kinds

- Odor from toilets: mainly smells from gases NH₃, H₂S, CH₄, ...
- Odor from the waste storage area: the amount of easily decomposed food waste causing odor
- Odor from drainage and wastewater treatment systems

5.3. Assessment of environmental impacts

5.3.1. Impact on air environment

+ *Operating vehicles*

The source of pollution generated from vehicles is the source of vehicles traveling on the road. Emissions from vehicles are typical of emissions from burning fuels, their components mainly contain dust, SO₂, NO₂, CO, VOC.

The load of pollutants contained in traffic emissions depends on the vehicle flow, the quality of fuel used, the technical status of the vehicle, etc.

+ *The exhaust gas causes a bad odor from the wastewater treatment station*

At the hospital's centralized wastewater treatment plant, air pollutants arise from the segments of the wastewater treatment process such as the anaerobic decomposition process of sedimentation tanks, sedimentation tanks, etc. of the air pollutants here are mainly products of anaerobic decomposition of organic matter such as CH₄, NH₃, H₂S Although the actual amount of air is not large, it often has a characteristic odor and causes discomfort to patients and surrounding households.

In addition, the density of bacteria and fungal pathogens is quite high in the

area of the wastewater treatment system, which increases the risk of infection for those who work there.

Bacterial density in the air at the wastewater treatment system

No	Bacterial group	Value (CFU/m ³)	Medium
1	Total bacteria	0 – 1.290	168
2	E.Coli	0 – 240	24
3	Gut bacteria and other species	0 – 160	145
4	Mushroom	0 - 40	16

Source: 7th International conference on Environmental Science and Technology – Ermoupolis, Bioaerosol formation near wastewater treatment facilities, 2001

Pollution due to noise

Except for the source from generator, air blower, the remaining sources have very low noise level and practically do not significantly affect the environment inside the hospital as well as the surrounding environment.

+ *Harm of air pollutants*

Harms of dust: Dust entering lungs will cause mechanical irritation, develop pulmonary fibrosis reaction and cause respiratory diseases. The soot dust from the smoke generated during the combustion process has an average diameter of 0.3 chom, so it is easy to penetrate deep into the lungs. In addition to interfering with breathing and oxygen exchange for respiratory organs, dust is also dangerous due

to the presence of highly toxic and potentially pathogenic polycyclic hydrocarbons (e.g. 3,4-benzpyrene). cancer.

SO₂, NO_x acid gases: These are stimulating gases and when exposed to the wet mucosa will form acids. SO₂ and NO_x enter the body through the respiratory tract or dissolve into saliva, then enter the digestive tract and then disperse into the bloodstream, aggravating respiratory diseases.

Harm of noise: Noise and vibration are also factors that have great impact on human health such as causing damage to parts of the body. Firstly, the hearing organs are directly affected by noise, reducing the sensitivity of the ears, reducing the force of force, causing occupational deafness. The noise also causes oil pain, tinnitus, dizziness, nausea, neurological disorders, cardiovascular disorders and gastrointestinal diseases.

Harm of radioactive substances: radioactive substances mainly arise from radiotherapy, radiography, scanner ... These radiations are one of the factors related to diseases, causing radiation damage. radiation at the level of human molecules, cells and organ systems. There are two mechanisms affecting people: direct and indirect:

Direct mechanism: Direct radiation causes ionization of molecules in the cell, causing a disruption in the linkage in genes, chromosomes, structural distortions and damage to cell function;

Indirect mechanism: When ionized water molecules in the body create free radicals, these radicals have strong chemical activity that will destroy organic components such as enzymes, proteins, lipids in cells. and DNA molecules paralyze the functions of other healthy cells. When the number of damaged or killed cells exceeds the ability of the tissue or organ to recover, the function of the

tissue or organ will be disturbed or paralyzed, causing serious damage to human health.

5.3.2. Impact of water pollutants

When the hospital is put into operation, the pollution of the water environment arises from sources: rainwater runoff, domestic wastewater, wastewater from service counters, cantin and wastewater treatment.

- Wastewater from daily life of staff, guests, relatives, patients: major pollution of organic matter, nutrients and microorganisms
- Water from kitchens, cafeterias: similar to domestic wastewater, however, grease targets are higher and microbiological content is often lower.
- Waste water from medical examination and treatment activities: the properties are similar to those of domestic wastewater, however, Coliform targets are often very high and may contain toxic substances originating from medical samples and hygiene of medical instruments. . There are also specific organic and mineral contaminants such as drug residues, disinfectants, chemical solvents, antibiotic residues, radioactive isotopes used in the diagnosis and cure. The widespread use of detergents (surfactants) in the hospital's laundry facilities also makes it difficult to treat wastewater.

Comments: General hospital wastewater from medical examination and treatment activities is mainly organic pollution and especially the Coliform indicator. Hospital wastewater may contain dangerous microorganisms. Therefore, the investor will invest in a waste water treatment system with a capacity of 420 m³/day (an increase of 15% compared to the calculated wastewater) to treat wastewater from all project activities meeting the standards. discharge, paying special attention to the disinfection of waste water.

*** Rainwater is overflowing*

Rainwater is conventional as clean water, so the investor only built rainwater drainage system to drain rainwater without treatment of the project area to the general rainwater drainage system, avoiding flooding in the project area.

The storm water drainage system is now fully constructed and the project owner has no plans to change this system.

5.3.3. Impact of sources of pollution due to generation of solid waste

Domestic waste

The main components of daily-life solid waste are: Organic waste: Leftovers, fruit peels, discarded parts of vegetables, etc. Inorganic waste: Plastic bags, glass bottles, cans, paper waste, discarded paper towels, carton, packaging, ... All this solid waste will not be collected, classified and treated in an sanitary manner, which will pollute the environment. Decomposition causes a bad odor, which is an environment for the growth of pathogenic microorganisms. Besides, it also facilitates the spread of infectious disease organisms such as mouse and cockroaches...

Medical solid waste

According to a Ministry of Construction document, the solid waste emission factor calculated for each hospital bed is 2 kg/bed/day, of which 25% is hazardous medical solid waste and 75% is medical waste. No harm.

This is the most pollution type affecting the environment and public health. Medical wastes contaminated with patient's secretions, gauze bandages, specimens, gloves of doctors, nurses, nurses, post-use medical instruments (syringes, patient plastic cups), medicine needles numbness, scalpels, small sharp

objects are contained in hard containers, and high-contagious medical wastes contain germs that cause disease and contagion, easily causing adverse impacts on the environment.

Waste from centralized wastewater treatment systems

The amount of dry sediment is not much, but in the long run will create a small amount. If not collected and collected, it will reduce the capacity or cause blockage of the treatment system.

Impact of solid waste

Impact of domestic solid waste:

If domestic solid waste is not collected and treated in time, organic substances will decompose in natural conditions, creating odorant compounds such as H₂S, mercaptan, ... affecting the whole area. Solid wastes are a favorable environment for germs to grow and are a source of spread of insect-borne diseases (flies, mice, ants, cockroaches), ... directly affecting human health and activities. and regional landscape. If not handled well, solid waste will adversely affect the air, water and soil environment.

Impacts on medical solid waste:

When medical wastes are not collected and disposed in accordance with regulations but are dispersed into the surrounding environment, they will be a source of infectious diseases that endanger people's health and safety. In addition, they also pollute the soil environment, water environment and ecosystems throughout the region. However, the plant and animal species in the project area are few, medical waste is collected and treated by the unit in accordance with state regulations, so the effects can be controlled and almost as insignificant.

5.4. Measures to prevent and reduce harmful impact

5.4.1. Measures to control and minimize air pollution

Measures to manage the air environment in the Hospital area

Use fuels with low levels of pollutants;

Inside the functional sections of the hospital are installed exhaust fans.

Regularly clean and clean disease examination and treatment areas, inpatient areas as well as other subdivisions;

Promulgate rules of the hospital, parking lots, rules for vehicles in and out of the hospital area.

Measures to reduce odors from the wastewater treatment system

The entire centralized wastewater treatment system of the hospital will be built underground in the basement of the hospital to limit pollution due to odors;

The WWTP is operated continuously and seamlessly to ensure that wastewater meets environmental standards and significantly reduces odors

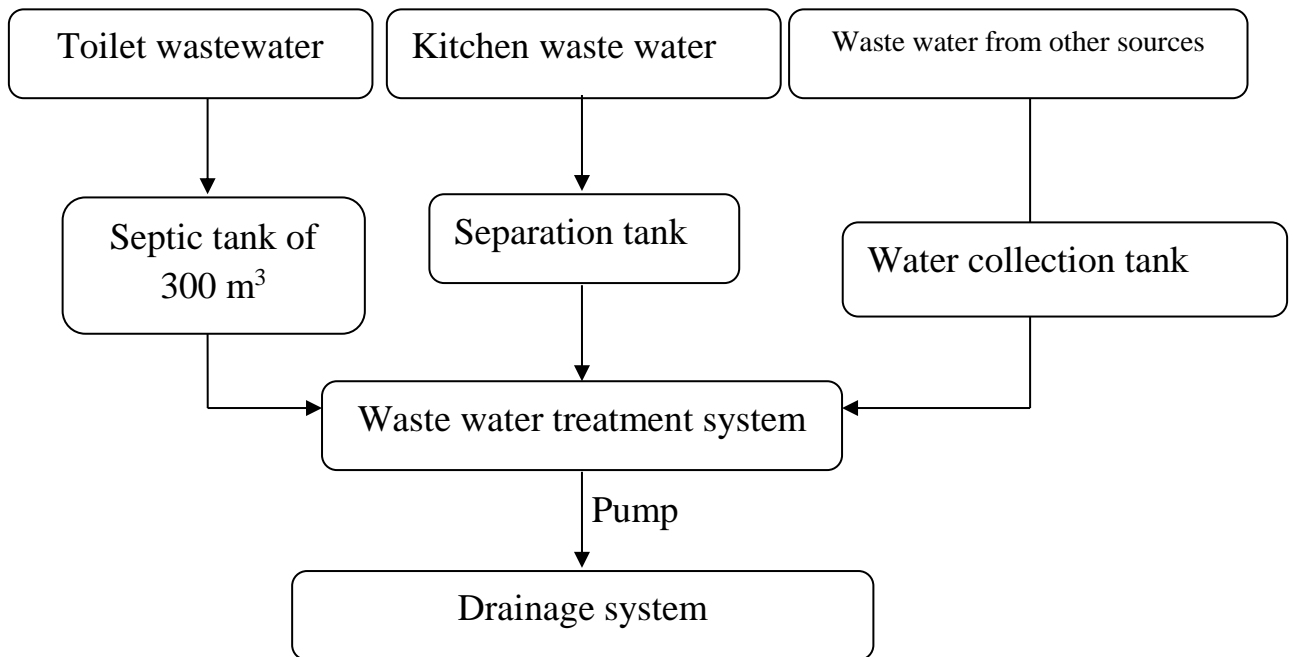
The operators of the wastewater treatment system are basically trained in the environment, ensuring that the wastewater treatment system is well operated and treated to meet environmental standards.

5.4.2. Measures to control and minimize water pollution

+ Minimize waste water pollution

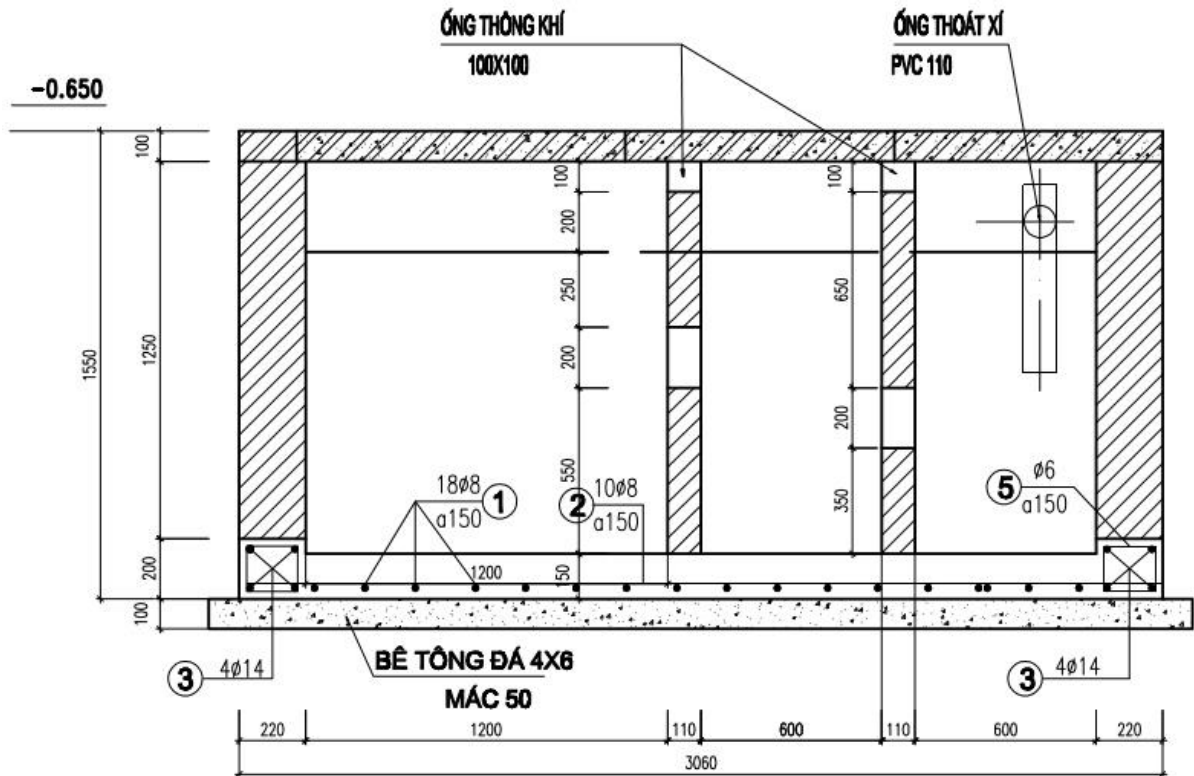
The investor will apply the following major control measures:

My Anh Hospital



**** Septic tank**

Diagram of a 3-compartment septic tank system is shown in the following figure:



MẶT CẮT 1 - 1

Schematic diagram of three-compartment septic tank system

Inside:

A: Septic compartment (first compartment);

B: Sedimentation compartment (sedimentation compartment (second compartment));

C: Filter compartment (third compartment);

D: Dosing compartment with automatic siphon;

1 - Sewage pipes into septic tanks;

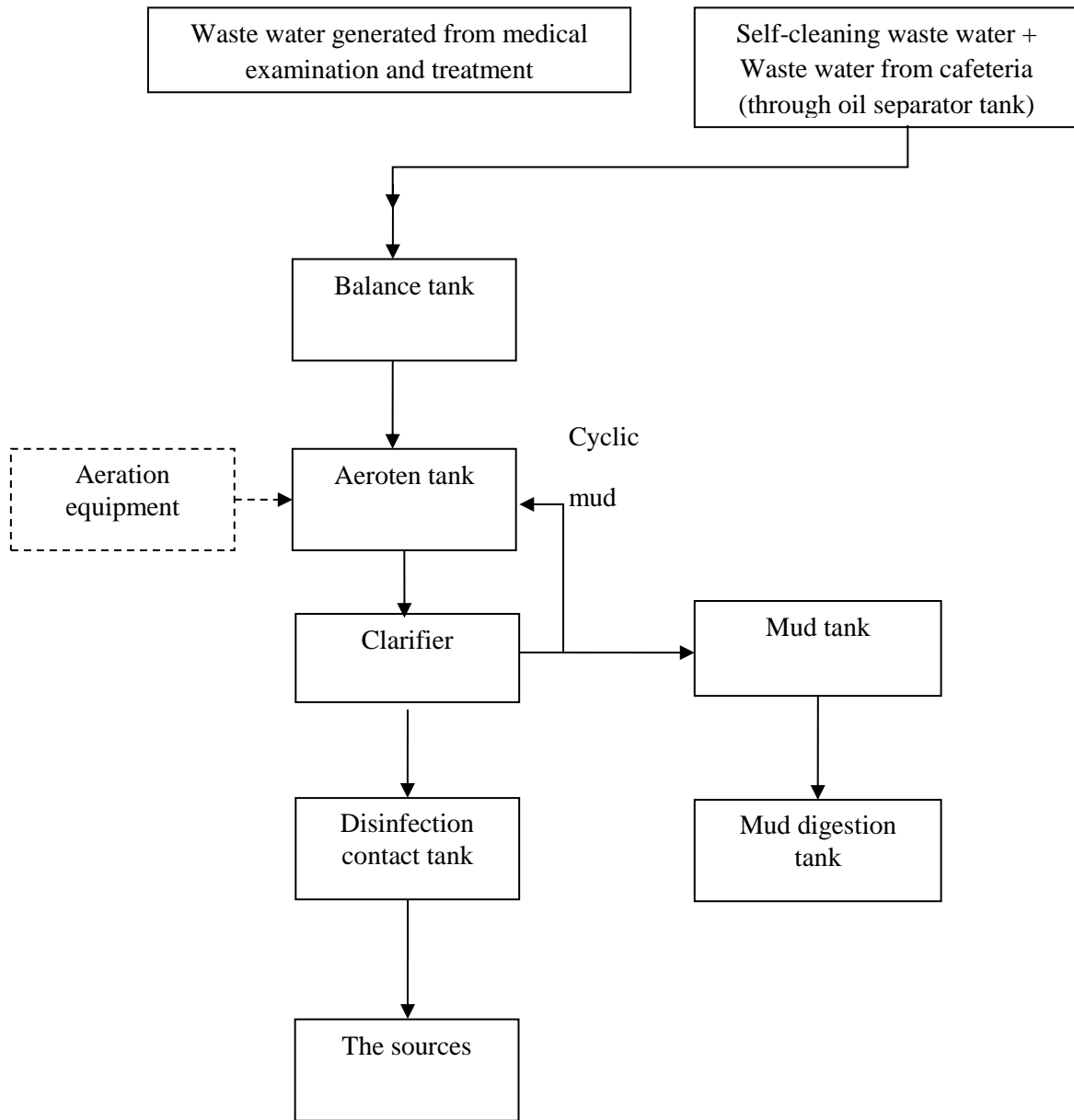
2 - Vent pipe;

3 - Protective box;

- 4 - Lid for descaling;
- 5 - Knitting reinforced concrete with tank cover;
- 6 - Vents;
- 7 - Filter material;
- 8 - Knitting and withdrawing water;
- 9 - quantitative siphon;
- 10 - Sewage pipes connected to the common drainage.

The 3-compartment septic tank has two main functions of sedimentation and decomposition. The sediment is kept in the tank for 6 - 8 months, under the effect of anaerobic microorganisms, the organic matter is partially decomposed, partly produces gases, partly forms inorganic substances. dissolve. The waste water stays in the sedimentation tank for a while to ensure a high sedimentation efficiency before transferring it to the filter compartment and draining it out through pipes. The septic tank is equipped with a vent pipe to release gas generated from anaerobic digestion.

The principle diagram of the Hospital's WWTP system is shown in the figure:



Technological process of hospital wastewater treatment system

+ Control plan and rainwater drainage

Rainwater drainage system is designed separately from wastewater;

Rainwater drainage system is designed by circular sewers arranged along the roads combined with concrete ditches draining the city's general drainage system.

On the storm water drainage network, there are manholes with garbage screens and inspection wells. Rainwater will be naturally filtered and manholes will be periodically dredged to remove garbage, sediment and sewage sludge and treated according to regulations.

5.4.3. Measures to control and reduce pollution caused by solid waste

General handling measures:

Compilation of registration documents of waste generators: compiling dossiers and registering with Tien Giang Department of Natural Resources and Environment on waste composition and waste volume;

Sorting waste at source: including domestic waste of employees, relatives of patients; medical waste from the process of medical examination and treatment and sanitation in hospitals;

Collect, transport and treat waste in accordance with current regulations;

The investor will build the hospital's waste collection area before putting the project into operation. At the concentrated area divided into 3 separate areas, labeled and equipped with signs: 1 area containing domestic waste, 1 area containing medical waste and 1 area containing hazardous waste.

+ For daily-life solid waste

Domestic solid waste is collected in 25 liter containers with lids placed outside the inpatient and outpatient departments. Every day, cleaning staff collect hourly. The solid waste is transported in a separate way, using the gutter system to transfer solid waste to the ground floor, concentrated in the hospital's domestic waste storage facility in the basement. The hospital will sign a contract to collect domestic waste with the unit with the function of collecting, transporting and

disposing in accordance with regulations.

+ ***For medical waste***

For medical waste

Every day, the cleaning staff of the Hospital collects at an appropriate time and concentrates in the medical waste storage in the basement, then there will be a collection and disposal unit in accordance with regulations.

Every week, the anti-sepsis department will regularly monitor the collection and disposal of medical waste throughout the Hospital and remind the departments to process due to the hazardous effects of these wastes. Not to let the phenomenon of medical waste be put into the garbage bags, endangering the collection and transmission staff, strictly forbidden for profit and reusing hazardous waste (reusing the syringe plastic).

For the convenience of controlling medical waste handling activities of hospital staff, the names of the medical waste bags are inscribed with the department's name and room, so that in case of an accident, exposure to staff cleaning or having The workers' reflection is that there is a sharp and dangerous material but not put in a separate hard box, separate plastic bag, the hospital will know the source from the department, which room is the violation and that it is handled according to Hospital regulations.

+ ***Waste from the WWTP***

Waste sludge from wastewater treatment system: hire dredger to pump mud from the sludge compressing tank periodically.

In addition, the amount of hazardous solid waste as above, during the operation of the Hospital also generated a number of other hazardous waste such

as fluorescent light bulbs, ink cartridges, cleaning rags The entire amount of hazardous waste will be stored in the hazardous waste area of the Hospital and hired units with the function of collecting and treating hazardous waste in accordance with regulations.

5.6. Conclude

Based on the above environmental impact assessments, we can see that the project implementation process can have low impacts on the environment around the project area and surrounding areas..

CHAPTER VI. TOTAL INVESTMENT CAPITAL - CAPITAL IMPLEMENTATION AND EFFICIENCY OF THE PROJECT

6.1. Total investment

a) Basis for making preliminary total investment

The total investment for the Hospital is based on:

Decree No. 46/2015/ND-CP dated May 12, 2015 of the Government, on quality management and maintenance of construction works.

Decree No. 59/2015/ND-CP dated June 18, 2015 of the Government, on the management of construction investment projects.

Decision No. 634/QĐ-BXD of June 9, 2014 of the Ministry of Construction announcing the rate of construction investment capital and general construction price of works structure parts in 2013;

Decision No. 79/2017/QĐ-BXD dated February 15, 2017 of the Government announcing the norms of project management costs and construction investment consultancy;

The total construction investment is made on the basis of reference to the price quotation of material and equipment suppliers.

b) Content of total investment

The purpose of the total investment is to calculate the total cost of construction investment of the Hospital project as a basis for planning and managing investment capital, determining the investment efficiency of the project.

Total investment includes: Costs of construction and installation, Costs of materials and equipment; Consulting expenses, Project management costs & other costs, 10% contingency costs and interest during construction.

- Construction and installation costs
 - Expenses for construction of works and work items; Expenses for construction of temporary and auxiliary works in service of construction;

expenses for temporary houses at the construction sites for accommodation and construction administration.

- Equipment costs
 - Expenses for procurement of technological equipment; training and technology transfer expenses; equipment installation, testing and calibration costs; transportation costs, equipment insurance; taxes and related fees.
 - The main equipment, in order to reduce the investment cost of equipment purchase and save the interest expense, the means of transport can choose to hire when necessary. This option not only reduces the investment costs but also reduces the operating costs of the transportation system such as management costs and driver salaries, maintenance costs and repairs ...
- Project management costs
 - Project management costs are calculated according to the norms of project management costs and construction investment consultancy.
 - Project management costs include expenses for organizing the implementation of project management tasks from project preparation and project implementation stage to completion of acceptance and hand-over of works to exploitation and use. , include:
 - Costs of organizing the formulation of an investment project.
 - Costs of organization of investment project appraisal, total investment; expenses for organizing the verification of technical designs, construction drawing designs and work construction cost estimates.
 - Expenses for organizing the selection of contractors in construction activities;

- Costs of organization of quality management, volume, progress and cost of works construction;
- Costs of organization to ensure safety and environmental sanitation of the work;
- Expenses for organizing acceptance, payment and settlement of contracts; payment and settlement of work construction investment capital;
- Expenses for organization of pre-acceptance test and handover of works;
- Expenses for commencement and inauguration;
- Construction investment consultancy expenses: included
 - Cost of construction survey to serve basic design;
 - Expenses for surveys in service of construction drawing design;
 - Costs of consultancy on formulation of work construction investment projects;
 - Expenses for verification of technical designs, construction drawing designs and work construction cost estimates;
 - Expenses for compilation of dossiers of requirements, dossiers of invitation for prequalification, bidding dossiers and expenses for analysis and evaluation of proposals, dossiers of prequalification, bids for selection of consultancy contractors, houses construction contractors, construction supplies contractors, general contractors;
 - Expenses for supervision of construction surveys, construction supervision and equipment installation supervision;
 - Expenses for making environmental impact assessment reports;

- Construction investment cost management expenses: total investment, cost estimates, construction norms, work construction unit prices, contracts;
- Project management consultancy cost;
 - *Other costs*

Other expenses include necessary expenses not included in the construction expenses; equipment costs; expenses for ground clearance compensation, project management expense and construction investment consultancy expenses:

- Cost of verifying total investment; Cost of construction insurance;
- Expenses for auditing, verifying and approving investment capital settlement;
- Cost of initial working capital for construction investment projects for business purposes, interest during construction; costs for pre-trial and trial run.
 - *Preservation fee*
 - The provision reserve is equal to 5% of the cost of construction and installation, equipment expenses, project management costs, construction investment consultancy expenses and other expenses..

Table of total investment of the project (VND 1,000)

No	Content	Number of beds	Number of floors	Amount	Unit	Unit price	Pay before VAT	Tax	Pay after VAT
I	Build						134.141.393	13.414.139	147.555.532
1	Construction cost of area 1	50	1	50	bed	489.220	22.237.273	2.223.727	24.461.000
2	Construction cost of zone 2	150	1	150	bed	489.220	66.711.818	6.671.182	73.383.000
3	Engineering works	24,00	1	24	m ²	800	17.455	1.745	19.200
4	Land of trees	689,56	1	690	m ²	380	238.212	23.821	262.033
5	Road yard traffic	318,74	1	319	m ²	1.350	391.181	39.118	430.299
	Overall system						-	-	

No	Content	Number of beds	Number of floors	Amount	Unit	Unit price	Pay before VAT	Tax	Pay after VAT
1	Water supply system			1	system	7.000.000	6.363.636	636.364	7.000.000
2	Overall power supply system			1	system	10.000.000	9.090.909	909.091	10.000.000
3	Fire protection system			1	system	10.000.000	9.090.909	909.091	10.000.000
4	Overall drainage system			1	system	12.000.000	10.909.091	1.090.909	12.000.000
5	Waste water treatment system			1	system	10.000.000	9.090.909	909.091	10.000.000

No	Content	Number of beds	Number of floors	Amount	Unit	Unit price	Pay before VAT	Tax	Pay after VAT
II	Device						135.829.091	13.582.909	149.412.000
1	The cost of equipment Stage 1	50		1	Bed	697.060	31.684.545	3.168.455	34.853.000
2	The cost of equipment Phase 2	150		1	Bed	697.060	95.053.636	9.505.364	104.559.000
3	Other equipment			1	Modular	5.000.000	4.545.455	454.545	5.000.000
4	Lighting equipment			1	Modular	5.000.000	4.545.455	454.545	5.000.000
III	Project cost management				1,803	(GXDtt+GTBtt)* ĐMTL%*1,1	4.868.207	486.821	5.355.027
IV	Construction investment						9.460.693	946.069	10.406.763

No	Content	Number of beds	Number of floors	Amount	Unit	Unit price	Pay before VAT	Tax	Pay after VAT
	consultancy costs								
1	Cost of preparing pre-feasibility study report				0,196	(GXDtt+GTBtt) * ĐMTL%*1,1	529.064	52.906	581.970
2	Cost of making feasibility study report				0,504	(GXDtt+GTBtt) * ĐMTL%*1,1	1.359.494	135.949	1.495.444
3	Expenses for designing construction drawings				0,847	GXDtt * ĐMTL%*1,1	1.136.608	113.661	1.250.269
4	Technical design costs				1,412	GXDtt * ĐMTL%	1.894.347	189.435	2.083.782

No	Content	Number of beds	Number of floors	Amount	Unit	Unit price	Pay before VAT	Tax	Pay after VAT
5	Expenses for verification of work cost estimates				0,130	GXDtt * ĐMTL%	174.026	17.403	191.429
6	Expenses for setting up Bidding Documents, Bidding Documents of materials and equipment				0,168	Bidding package price TBtt * ĐMTL%	228.251	22.825	251.076
7	Expenses for preparing bidding documents, selecting				0,128	Bidding package price XDtt * ĐMTL%*1,1	171.181	17.118	188.299

No	Content	Number of beds	Number of floors	Amount	Unit	Unit price	Pay before VAT	Tax	Pay after VAT
	contractors, evaluating contractors								
8	Expenses for setting up bidding documents, selecting contractors				0,168	Bidding package price TBtt * ĐMTL%*1,1	228.251	22.825	251.076
9	Supervision cost of construction				1,91	GXDtt * ĐMTL%*1,1	2.566.843	256.684	2.823.527
10	Supervision cost of equipment installation				0,696	GTBtt * ĐMTL%*1,1	945.355	94.536	1.039.891

No	Content	Number of beds	Number of floors	Amount	Unit	Unit price	Pay before VAT	Tax	Pay after VAT
11	Cost of consultancy on making environmental impact assessment reports				TT		227.273	22.727	250.000
VI	Preservation fee				5%		14.214.969	1.421.497	15.636.466
Total	content						298.514.353	29.851.435	328.365.788

6.2 Ability to arrange capital and ability to fund according to schedule.

Summary of investment capital of the project

No	Content	Amount	Ratio
1	Mobilized capital (self-existing)	65.673.158.000	20,00%
2	Loan	262.692.630.000	80,00%
3	Total	328.365.788.000	100,00%

6.3. The social and economic efficiency of the project.

6.3.1. Projected investment capital source of the project.

Total investment of the project: 328,365,788,000 VND.

(Three hundred and twenty eight billion three hundred and sixty five million seven hundred and eighty eight thousand dong)

Inside:

+ Own capital: 65,673,158,000 VND

+ Loan capital: 262,692,630,000 VND

No	Content	Amount	Ratio
1	Mobilized capital (self-existing)	65.673.158.000	20,00%
2	Loan	262.692.630.000	80,00%
3	Total	328.365.788.000	100,00%

Projected revenue sources are expected to come from the following sources:

- Turnover from examination.
- Revenue from tests.
- Tips service revenue.
- Revenue from conventional ultrasound.
- Revenue from 3D-4D ultrasound.
- Revenue from fetal heart measurement services.
- Immunization services.
- Revenue from DV Sanh.
- Revenue from Inpatient Bed Services.
- Revenue from Prescription Drug Services.
- Revenue from inpatient drug services.
- Revenue from Inpatient Services.
- Revenue from Living Services.
- Revenue from Gynecological Examination Services.

The revenue source is clearly shown in the summary table of the project's revenue. (Appendix 3).

Expected input of the project.

Input cost of the project		%	Items
1	Depreciation	""	Spreadsheet

2	Equipment maintenance costs	""	Spreadsheet
3	Interest expenses	""	Spreadsheet
4	Management fee	5%	Revenue
5	Salary costs	""	Spreadsheet
6	Other costs	1%	Revenue

Tax regime		%
1	CIT	10

6.3.2. Loan Scheme.

* Borrowings from credit institutions:

- Amount: 262,692,630,000 VND.
- Duration: 10 years (120 months).
- Grace: 2 years.
- Pay interest at the end of each month.
- Interest rate, Fee: temporarily calculate the interest rate 10%/year (from time to point according to bank interest).
- Credit collateral: Mortgage the entire asset formed from the loan.

Loan interests, forms of principal repayment			
1	Loan repayment deadline	10	year
2	Fixed loan interest	10,0%	/year
3	Cost of equity (provisional)	15%	/year
4	Cost of capital use WACC	10,2%	/year
5	Repayment form:	1	

(1: Return original; 2: both Principal and interest; 3: According to the capacity of the project)		
---	--	--

The average cost of capital is calculated on the basis of 80% of the loan capital from credit institutions; The proportion of equity is 20%;

$$WACC = \frac{(Total\ loan\ X\ interest\ rate) + (Total\ equity\ X\ Cost\ of\ capital)}{total\ investment}$$

6.3.3. Financial parameters of the project.

1. Payback ability and simple payback period.

Simple payback ability: The project will use the following sources of income tax and basic depreciation of the project in order to repay the invested capital.

$$Refund\ ability = (Profit\ before\ tax + depreciation + loan\ interest) / investment$$

According to the project's Simple Payback Analysis (appendix), the project's payback index is 10,24 times, proving that 1 of the capital is guaranteed to be assured by 10,24 co-incomes.

Simple payback period (T): According to (Appendix of calculations), we realize that by the 6th year, the capital has been recovered and there is a surplus.

Number of months = investment capital must be revoked / income average year is redundant.

Thus the payback period of the project is 5 years 8 months from the date of operation.

2. Discounted payback and rebate periods.

$$PIp = \frac{\sum_{t=1}^{t=n} CF_t(P/F, i\%, t)}{P}$$

The probability of refund and the time of refund are analyzed in the calculation table of the project appendix. So $PIp = 1,93$ shows us, every 1 dong invested in investment will be assured by 1,93 the same income in the current value of the cash flow, demonstrating that the project can afford to create capital to repay the capital.

Discount Payback period (T_p) (discount coefficient 10,2%).

$$O = -P + \sum_{t=1}^{t=T_p} CF_t(P/F, i\%, T_p)$$

According to the analysis, by the 9th year, the capital has been repaid and there is a surplus. Therefore we need to determine the number of months needed for the 9th year.

Calculation results: $T_p = 8$ years and 5 months from the date of operation.

3. Analysis by the current method of pure price (NPV).

$$NPV = -P + \sum_{t=1}^{t=n} CF_t(P/F, i\%, t)$$

In which:

- + P: Investment value of the project at the time of the first year of production.
- + CF_t : Project income = Profit after tax + depreciation..

Desired discount factor of 10,2%/year.

According to the Appendix, **NPV = 198,936,589,000 VND**. Thus, within only 49 years of the project analysis period, the income earned after subtracting the investment value converted to the net present value is: 198,936,589,000 VND > 0 proving that the project is highly effective.

4. Analysis by internal payback rate (IRR).

According to the analysis shown in the analysis table of the calculation annex, the $IRR = 18,669\% > 10.2\%$ so this is an ideal indicator, proving that the project is profitable.

CONCLUSION

.....

I. Conclusion

+ With the above analysis results, showing the efficiency of the project, at the same time creating jobs for people in the region. As follows:

+ The financial indicators of the project show that the project is economically efficient.

+ Annual contribution to the local budget of about 7 billion VND on average, through income tax from project activities.

II. Proposals and recommendations.

With the feasibility of the project, it is expected that banks, agencies and agencies review and support us so that we can implement the steps in accordance with the schedule and regulations. For the project to come into operation soon.

APPENDIX: FIGURES OF FINANCIAL EFFICIENCY

Appendix 1 Total, capital structure of project implementation project

Unit: 1,000 dong

No	Content	Number of beds	Number of floors	Amount	Unit	Unit price	Pay before VAT	Tax	Pay after VAT
I	Build						134.141.393	13.414.139	147.555.532
1	Construction cost of area 1	50	1	50	bed	489.220	22.237.273	2.223.727	24.461.000
2	Construction cost of zone 2	150	1	150	bed	489.220	66.711.818	6.671.182	73.383.000
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4	Land of trees	689,56	1	690	m ²	380	238.212	23.821	262.033
5	Road yard traffic	318,74	1	319	m ²	1.350	391.181	39.118	430.299

No	Content	Number of beds	Number of floors	Amount	Unit	Unit price	Pay before VAT	Tax	Pay after VAT
	Overall system						-	-	
1	Water supply system			1	system	7.000.000	6.363.636	636.364	7.000.000
2	Overall power supply system			1	system	10.000.000	9.090.909	909.091	10.000.000
3	Fire protection system			1	system	10.000.000	9.090.909	909.091	10.000.000
4	Overall drainage system			1	system	12.000.000	10.909.091	1.090.909	12.000.000
5	Waste water treatment system			1	system	10.000.000	9.090.909	909.091	10.000.000

No	Content	Number of beds	Number of floors	Amount	Unit	Unit price	Pay before VAT	Tax	Pay after VAT
II	Device						135.829.091	13.582.909	149.412.000
1	The cost of equipment Stage 1	50		1	Bed	697.060	31.684.545	3.168.455	34.853.000
2	The cost of equipment Phase 2	150		1	Bed	697.060	95.053.636	9.505.364	104.559.000
3	Other equipment			1	Modular	5.000.000	4.545.455	454.545	5.000.000
4	Lighting equipment			1	Modular	5.000.000	4.545.455	454.545	5.000.000
III	Project cost management				1,803	(GXDtt+GTBtt) * ĐMTL%*1,1	4.868.207	486.821	5.355.027
IV	Construction investment						9.460.693	946.069	10.406.763

No	Content	Number of beds	Number of floors	Amount	Unit	Unit price	Pay before VAT	Tax	Pay after VAT
	consultancy costs								
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No	Content	Number of beds	Number of floors	Amount	Unit	Unit price	Pay before VAT	Tax	Pay after VAT
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6	Expenses for setting up Bidding Documents, Bidding Documents of materials and equipment				0,168	Bidding package price TBtt * ĐMTL%	228.251	22.825	251.076
7	Expenses for preparing bidding documents, selecting contractors,				0,128	Bidding package price XDtt * ĐMTL%*1,1	171.181	17.118	188.299

No	Content	Number of beds	Number of floors	Amount	Unit	Unit price	Pay before VAT	Tax	Pay after VAT
	evaluating contractors								
8	Expenses for setting up bidding documents, selecting contractors				0,168	Bidding package price TBtt * ĐMTL%*1,1	228.251	22.825	251.076
9	Supervision cost of construction				1,91	GXDtt * ĐMTL%*1,1	2.566.843	256.684	2.823.527
10	Supervision cost of equipment installation				0,696	GTBtt * ĐMTL%*1,1	945.355	94.536	1.039.891
11	Cost of consultancy				TT		227.273	22.727	250.000

No	Content	Number of beds	Number of floors	Amount	Unit	Unit price	Pay before VAT	Tax	Pay after VAT
	on making environmental impact assessment reports								
VI	Preservation fee				5%		14.214.969	1.421.497	15.636.466
Total	Content						298.514.353	29.851.435	328.365.788

Appendix 2 Annual depreciation spreadsheet of the project

No	Content	First value	Year of depreciation	Years of operation				
				1	2	3	4	5
I	Build	177.662.821		11.844.188	11.844.188	11.844.188	11.844.188	11.844.188
1	Construction cost of area 1	29.452.032	15	1.963.469	1.963.469	1.963.469	1.963.469	1.963.469
2	Construction cost of zone 2	88.356.097	15	5.890.406	5.890.406	5.890.406	5.890.406	5.890.406
3	Engineering works	23.118	15	1.541	1.541	1.541	1.541	1.541
4	Land of trees	315.498	15	21.033	21.033	21.033	21.033	21.033
5	Road yard traffic	518.097	15	34.540	34.540	34.540	34.540	34.540
	Overall system	-	15	0	0	0	0	0
1	Water supply system	8.428.283	15	561.886	561.886	561.886	561.886	561.886

No	Content	First value	Year of depreciation	Years of operation				
				1	2	3	4	5
2	Overall power supply system	12.040.404	15	802.694	802.694	802.694	802.694	802.694
3	Fire protection system	12.040.404	15	802.694	802.694	802.694	802.694	802.694
4	Overall drainage system	14.448.485	15	963.232	963.232	963.232	963.232	963.232
5	Waste water treatment system	12.040.404	15	802.694	802.694	802.694	802.694	802.694
II	Device	150.702.967		18.837.871	18.837.871	18.837.871	18.837.871	18.837.871
1	The cost of equipment Stage 1	35.154.141	8	4.394.268	4.394.268	4.394.268	4.394.268	4.394.268
2	The cost of equipment Phase 2	105.462.423	8	13.182.803	13.182.803	13.182.803	13.182.803	13.182.803
3	Other equipment	5.043.202	8	630.400	630.400	630.400	630.400	630.400
4	Lighting equipment	5.043.202	8	630.400	630.400	630.400	630.400	630.400
Total		328.365.788		30.682.059	30.682.059	30.682.059	30.682.059	30.682.059

No	Content	First value	Year of depreciation	Years of operation				
				6	7	8	9	10
I	Build	177.662.821		11.844.188	11.844.188	11.844.188	11.844.188	11.844.188
1	Construction cost of area 1	29.452.032	15	1.963.469	1.963.469	1.963.469	1.963.469	1.963.469
2	Construction cost of zone 2	88.356.097	15	5.890.406	5.890.406	5.890.406	5.890.406	5.890.406
3	Engineering works	23.118	15	1.541	1.541	1.541	1.541	1.541
4	Land of trees	315.498	15	21.033	21.033	21.033	21.033	21.033
5	Road yard traffic	518.097	15	34.540	34.540	34.540	34.540	34.540
	Overall system	-	15	0	0	0	0	0
1	Water supply system	8.428.283	15	561.886	561.886	561.886	561.886	561.886
2	Overall power supply system	12.040.404	15	802.694	802.694	802.694	802.694	802.694
3	Fire protection system	12.040.404	15	802.694	802.694	802.694	802.694	802.694
4	Overall drainage system	14.448.485	15	963.232	963.232	963.232	963.232	963.232

No	Content	First value	Year of depreciation	Years of operation				
				6	7	8	9	10
5	Waste water treatment system	12.040.404	15	802.694	802.694	802.694	802.694	802.694
II	Device	150.702.967		18.837.871	18.837.871	18.837.871	0	0
1	The cost of equipment Stage 1	35.154.141	8	4.394.268	4.394.268	4.394.268	0	0
2	The cost of equipment Phase 2	105.462.423	8	13.182.803	13.182.803	13.182.803	0	0
3	Other equipment	5.043.202	8	630.400	630.400	630.400	0	0
4	Lighting equipment	5.043.202	8	630.400	630.400	630.400	0	0
Total		328.365.788		30.682.059	30.682.059	30.682.059	11.844.188	11.844.188

No	Content	First value	Year of depreciation	Years of operation				
				11	12	13	14	15
I	Build	177.662.821		11.844.188	11.844.188	11.844.188	11.844.188	11.844.188
1	Construction cost of area 1	29.452.032	15	1.963.469	1.963.469	1.963.469	1.963.469	1.963.469

No	Content	First value	Year of depreciation	Years of operation				
				11	12	13	14	15
2	Construction cost of zone 2	88.356.097	15	5.890.406	5.890.406	5.890.406	5.890.406	5.890.406
3	Engineering works	23.118	15	1.541	1.541	1.541	1.541	1.541
4	Land of trees	315.498	15	21.033	21.033	21.033	21.033	21.033
5	Road yard traffic	518.097	15	34.540	34.540	34.540	34.540	34.540
	Overall system	-	15	0	0	0	0	0
1	Water supply system	8.428.283	15	561.886	561.886	561.886	561.886	561.886
2	Overall power supply system	12.040.404	15	802.694	802.694	802.694	802.694	802.694
3	Fire protection system	12.040.404	15	802.694	802.694	802.694	802.694	802.694
4	Overall drainage system	14.448.485	15	963.232	963.232	963.232	963.232	963.232
5	Waste water treatment system	12.040.404	15	802.694	802.694	802.694	802.694	802.694
II	Device	150.702.967		0	0	0	0	0

No	Content	First value	Year of depreciation	Years of operation				
				11	12	13	14	15
1	The cost of equipment Stage 1	35.154.141	8	0	0	0	0	0
2	The cost of equipment Phase 2	105.462.423	8	0	0	0	0	0
3	Other equipment	5.043.202	8	0	0	0	0	0
4	Lighting equipment	5.043.202	8	0	0	0	0	0
Total		328.365.788		11.844.188	11.844.188	11.844.188	11.844.188	11.844.188

Appendix 3 Calculation of revenue and annual cash flow of the project

No	Item	Year	1	2	3	4	5
I	Total annual sales	1000đ/năm	38.916.000	59.454.000	73.642.500	78.372.000	97.290.000
1	Turnover from examination	<i>1000đ</i>	<i>972.000</i>	<i>1.458.000</i>	<i>1.822.500</i>	<i>1.944.000</i>	<i>2.430.000</i>
-	Number of patients		135	135	135	135	135

No	Item	Year	1	2	3	4	5
-	Unit price		50	50	50	50	50
-	Productivity	%	40%	60%	75%	80%	100%
2	Revenue from tests	1000đ	2.160.000,0	3.240.000,0	4.050.000,0	4.320.000,0	5.400.000,0
-	Number of patients		100	100	100	100	100
-	Unit price		150	150	150	150	150
-	Productivity	%	40%	60%	75%	80%	100%
3	Tips service revenue	1000đ	3.456.000	5.184.000	6.480.000	6.912.000	8.640.000
-	Amount		80	80	80	80	80
-	Unit price		300	300	300	300	300
-	Productivity	%	40%	60%	75%	80%	100%
4	Revenue from conventional ultrasound	1000đ	1.440.000	2.160.000	2.700.000	2.880.000	3.600.000

No	Item	Year	1	2	3	4	5
-	Number of patients		100	100	100	100	100
-	Unit price		100	100	100	100	100
-	Productivity	%	40%	60%	75%	80%	100%
5	Revenue from 3D-4D ultrasound	1000đ	1.080.000	2.700.000	2.700.000	2.700.000	2.700.000
-	Number of patients		50	50	50	50	50
-	Unit price		150	150	150	150	150
	Productivity		40%	100%	100%	100%	100%
6	Revenue from fetal heart measurement services	1000đ	432.000	648.000	810.000	864.000	1.080.000
-	Number of patients		30	30	30	30	30

No	Item	Year	1	2	3	4	5
-	Unit price		100	100	100	100	100
-	Productivity		40%	60%	75%	80%	100%
7	Immunization services	<i>1000đ</i>	<i>432.000</i>	<i>648.000</i>	<i>810.000</i>	<i>864.000</i>	<i>1.080.000</i>
-	Number of patients		50	50	50	50	50
-	Unit price		60	60	60	60	60
-	Productivity		40%	60%	75%	80%	100%
8	Revenue from DV Sanh	<i>1000đ</i>	<i>18.000.000</i>	<i>27.000.000</i>	<i>33.750.000</i>	<i>36.000.000</i>	<i>45.000.000</i>
-	Number of patients		25	25	25	25	25
-	Unit price		<i>5.000</i>	<i>5.000</i>	<i>5.000</i>	<i>5.000</i>	<i>5.000</i>
-	Productivity		40%	60%	75%	80%	100%

No	Item	Year	1	2	3	4	5
9	Revenue from Inpatient Bed Services	1000đ	3.888.000	5.832.000	7.290.000	7.776.000	9.720.000
-	Number of patients		90	90	90	90	90
-	Unit price		300	300	300	300	300
-	Productivity		40%	60%	75%	80%	100%
10	Revenue from Prescription Drug Services	1000đ	2.016.000	3.024.000	3.780.000	4.032.000	5.040.000
-	Number of patients		70	70	70	70	70
-	Unit price		200	200	200	200	200
-	Productivity		40%	60%	75%	80%	100%
11	Revenue from inpatient drug services	1000đ	1.512.000	2.268.000	2.835.000	3.024.000	3.780.000

No	Item	Year	1	2	3	4	5
-	Number of patients		70	70	70	70	70
-	Unit price		150	150	150	150	150
-	Productivity		40%	60%	75%	80%	100%
12	Revenue from Inpatient Services	<i>1000đ</i>	2.592.000	3.888.000	4.860.000	5.184.000	6.480.000
-	Number of patients		60	60	60	60	60
-	Unit price		300	300	300	300	300
-	Productivity		40%	60%	75%	80%	100%
13	Revenue from Living Services	<i>1000đ</i>	360.000	540.000	675.000	720.000	900.000
-	Number of patients		50	50	50	50	50
-	Unit price		50	50	50	50	50

No	Item	Year	1	2	3	4	5
			40%	60%	75%	80%	100%
-	Productivity		40%	60%	75%	80%	100%
14	Revenue from Gynecological Examination Services	1000đ	576.000	864.000	1.080.000	1.152.000	1.440.000
-	Number of patients		50	50	50	50	50
-	Unit price		80	80	80	80	80
-	Productivity		40%	60%	75%	80%	100%
II	Total annual cost	1000đ/năm	69.073.742	70.306.022	71.157.332	68.157.444	66.008.866
1	Depreciation cost of TSCD	""	30.682.059	30.682.059	30.682.059	30.682.059	30.682.059
2	Equipment maintenance costs	""	500.000	500.000	500.000	500.000	500.000
3	Interest expenses	""	26.269.263	26.269.263	26.269.263	22.985.605	19.701.947

No	Item	Year	1	2	3	4	5
4	Management fee	5%	1.945.800	2.972.700	3.682.125	3.918.600	4.864.500
5	Salary costs	""	9.287.460	9.287.460	9.287.460	9.287.460	9.287.460
6	Other costs	1%	389.160	594.540	736.425	783.720	972.900
III	Profit before tax		-30.157.742	-10.852.022	2.485.168	10.214.556	31.281.134
IV	CIT		0	0	248.517	1.021.456	3.128.113
V	Profit after tax		-30.157.742	-10.852.022	2.236.651	9.193.100	28.153.020

No	Item	Year	6	7	8	9	10
I	Total annual sales	1000đ/năm	97.290.000	97.290.000	97.290.000	97.290.000	97.290.000
1	Turnover from examination	<i>1000đ</i>	<i>2.430.000</i>	<i>2.430.000</i>	<i>2.430.000</i>	<i>2.430.000</i>	<i>2.430.000</i>
-	Number of patients		135	135	135	135	135

No	Item	Year	6	7	8	9	10
-	Unit price		50	50	50	50	50
-	Productivity	%	100%	100%	100%	100%	100%
2	Revenue from tests	1000đ	5.400.000,0	5.400.000,0	5.400.000,0	5.400.000,0	5.400.000,0
-	Number of patients		100	100	100	100	100
-	Unit price		150	150	150	150	150
-	Productivity	%	100%	100%	100%	100%	100%
3	Tips service revenue	1000đ	8.640.000	8.640.000	8.640.000	8.640.000	8.640.000
-	Amount		80	80	80	80	80
-	Unit price		300	300	300	300	300
-	Productivity	%	100%	100%	100%	100%	100%
4	Revenue from conventional ultrasound	1000đ	3.600.000	3.600.000	3.600.000	3.600.000	3.600.000

No	Item	Year	6	7	8	9	10
-	Number of patients		100	100	100	100	100
-	Unit price		100	100	100	100	100
-	Productivity	%	100%	100%	100%	100%	100%
5	Revenue from 3D-4D ultrasound	1000đ	2.700.000	2.700.000	2.700.000	2.700.000	2.700.000
-	Number of patients		50	50	50	50	50
-	Unit price		150	150	150	150	150
	Productivity		100%	100%	100%	100%	100%
6	Revenue from fetal heart measurement services	1000đ	1.080.000	1.080.000	1.080.000	1.080.000	1.080.000
-	Number of patients		30	30	30	30	30

No	Item	Year	6	7	8	9	10
-	Unit price		100	100	100	100	100
-	Productivity		100%	100%	100%	100%	100%
7	Immunization services	<i>1000đ</i>	<i>1.080.000</i>	<i>1.080.000</i>	<i>1.080.000</i>	<i>1.080.000</i>	<i>1.080.000</i>
-	Number of patients		50	50	50	50	50
-	Unit price		60	60	60	60	60
-	Productivity		100%	100%	100%	100%	100%
8	Revenue from DV Sanh	<i>1000đ</i>	<i>45.000.000</i>	<i>45.000.000</i>	<i>45.000.000</i>	<i>45.000.000</i>	<i>45.000.000</i>
-	Number of patients		25	25	25	25	25
-	Unit price		<i>5.000</i>	<i>5.000</i>	<i>5.000</i>	<i>5.000</i>	<i>5.000</i>
-	Productivity		100%	100%	100%	100%	100%

No	Item	Year	6	7	8	9	10
9	Revenue from Inpatient Bed Services	1000đ	9.720.000	9.720.000	9.720.000	9.720.000	9.720.000
-	Number of patients		90	90	90	90	90
-	Unit price		300	300	300	300	300
-	Productivity		100%	100%	100%	100%	100%
10	Revenue from Prescription Drug Services	1000đ	5.040.000	5.040.000	5.040.000	5.040.000	5.040.000
-	Number of patients		70	70	70	70	70
-	Unit price		200	200	200	200	200
-	Productivity		100%	100%	100%	100%	100%
11	Revenue from inpatient drug services	1000đ	3.780.000	3.780.000	3.780.000	3.780.000	3.780.000

No	Item	Year	6	7	8	9	10
-	Number of patients		70	70	70	70	70
-	Unit price		150	150	150	150	150
-	Productivity		100%	100%	100%	100%	100%
12	Revenue from Inpatient Services	<i>1000đ</i>	6.480.000	6.480.000	6.480.000	6.480.000	6.480.000
-	Number of patients		60	60	60	60	60
-	Unit price		300	300	300	300	300
-	Productivity		100%	100%	100%	100%	100%
13	Revenue from Living Services	<i>1000đ</i>	900.000	900.000	900.000	900.000	900.000
-	Number of patients		50	50	50	50	50
-	Unit price		50	50	50	50	50

No	Item	Year	6	7	8	9	10
-	Productivity		100%	100%	100%	100%	100%
14	Revenue from Gynecological Examination Services	1000đ	1.440.000	1.440.000	1.440.000	1.440.000	1.440.000
-	Number of patients		50	50	50	50	50
-	Unit price		80	80	80	80	80
-	Productivity		100%	100%	100%	100%	100%
II	Total annual cost	1000đ/year	62.725.208	59.441.550	56.157.893	34.036.364	30.752.706
1	Depreciation cost of TSCD	""	30.682.059	30.682.059	30.682.059	11.844.188	11.844.188
2	Equipment maintenance costs	""	500.000	500.000	500.000	500.000	500.000
3	Interest expenses	""	16.418.289	13.134.632	9.850.974	6.567.316	3.283.658

No	Item	Year	6	7	8	9	10
4	Management fee	5%	4.864.500	4.864.500	4.864.500	4.864.500	4.864.500
5	Salary costs	""	9.287.460	9.287.460	9.287.460	9.287.460	9.287.460
6	Other costs	1%	972.900	972.900	972.900	972.900	972.900
III	Profit before tax		34.564.792	37.848.450	41.132.107	63.253.636	66.537.294
IV	CIT		3.456.479	3.784.845	4.113.211	6.325.364	6.653.729
V	Profit after tax		31.108.313	34.063.605	37.018.897	56.928.273	59.883.565

No	Item	Year	11	12	13	14	15
I	Total annual sales	1000đ/year	97.290.000	97.290.000	97.290.000	97.290.000	97.290.000
1	Turnover from examination	1000đ	2.430.000	2.430.000	2.430.000	2.430.000	2.430.000
-	Number of patients		135	135	135	135	135

No	Item	Year	11	12	13	14	15
			-	Unit price	50	50	50
-	Productivity	%	100%	100%	100%	100%	100%
2	Revenue from tests	1000đ	5.400.000,0	5.400.000,0	5.400.000,0	5.400.000,0	5.400.000,0
-	Number of patients		100	100	100	100	100
-	Unit price		150	150	150	150	150
-	Productivity	%	100%	100%	100%	100%	100%
3	Tips service revenue	1000đ	8.640.000	8.640.000	8.640.000	8.640.000	8.640.000
-	Amount		80	80	80	80	80
-	Unit price		300	300	300	300	300
-	Productivity	%	100%	100%	100%	100%	100%
4	Revenue from conventional ultrasound	1000đ	3.600.000	3.600.000	3.600.000	3.600.000	3.600.000
-	Number of patients		100	100	100	100	100

No	Item	Year	11	12	13	14	15
			-	Unit price		100	100
-	Productivity	%	100%	100%	100%	100%	100%
5	Revenue from 3D-4D ultrasound	1000đ	2.700.000	2.700.000	2.700.000	2.700.000	2.700.000
-	Number of patients		50	50	50	50	50
-	Unit price		150	150	150	150	150
	Productivity		100%	100%	100%	100%	100%
6	Revenue from fetal heart measurement services	1000đ	1.080.000	1.080.000	1.080.000	1.080.000	1.080.000
-	Number of patients		30	30	30	30	30
-	Unit price		100	100	100	100	100
-	Productivity		100%	100%	100%	100%	100%
7	Immunization services	1000đ	1.080.000	1.080.000	1.080.000	1.080.000	1.080.000

No	Item	Year	11	12	13	14	15
			-	Number of patients	50	50	50
-	Unit price		60	60	60	60	60
-	Productivity		100%	100%	100%	100%	100%
8	Revenue from DV Sanh	<i>1000đ</i>	45.000.000	45.000.000	45.000.000	45.000.000	45.000.000
-	Number of patients		25	25	25	25	25
-	Unit price		<i>5.000</i>	<i>5.000</i>	<i>5.000</i>	<i>5.000</i>	<i>5.000</i>
-	Productivity		100%	100%	100%	100%	100%
9	Revenue from Inpatient Bed Services	<i>1000đ</i>	9.720.000	9.720.000	9.720.000	9.720.000	9.720.000
-	Number of patients		<i>90</i>	<i>90</i>	<i>90</i>	<i>90</i>	<i>90</i>
-	Unit price		300	300	300	300	300
-	Productivity		100%	100%	100%	100%	100%

No	Item	Year	11	12	13	14	15
			10	Revenue from Prescription Drug Services	1000đ	5.040.000	5.040.000
-	Number of patients		70	70	70	70	70
-	Unit price		200	200	200	200	200
-	Productivity		100%	100%	100%	100%	100%
11	Revenue from inpatient drug services	1000đ	3.780.000	3.780.000	3.780.000	3.780.000	3.780.000
-	Number of patients		70	70	70	70	70
-	Unit price		150	150	150	150	150
-	Productivity		100%	100%	100%	100%	100%
12	Revenue from Inpatient Services	1000đ	6.480.000	6.480.000	6.480.000	6.480.000	6.480.000
-	Number of patients		60	60	60	60	60

No	Item	Year	11	12	13	14	15
			-	Unit price	300	300	300
-	Productivity		100%	100%	100%	100%	100%
13	Revenue from Living Services	1000đ	900.000	900.000	900.000	900.000	900.000
-	Number of patients		50	50	50	50	50
-	Unit price		50	50	50	50	50
-	Productivity		100%	100%	100%	100%	100%
14	Revenue from Gynecological Examination Services	1000đ	1.440.000	1.440.000	1.440.000	1.440.000	1.440.000
-	Number of patients		50	50	50	50	50
-	Unit price		80	80	80	80	80
-	Productivity		100%	100%	100%	100%	100%
II	Total annual cost	1000đ/năm	27.469.048	27.469.048	27.469.048	27.469.048	27.469.048

N	Item	Year	11	12	13	14	15
1	Depreciation cost of TSCD	""	11.844.188	11.844.188	11.844.188	11.844.188	11.844.188
2	Equipment maintenance costs	""	500.000	500.000	500.000	500.000	500.000
3	Interest expenses	""	-	-	-	-	-
4	Management fee	5%	4.864.500	4.864.500	4.864.500	4.864.500	4.864.500
5	Salary costs	""	9.287.460	9.287.460	9.287.460	9.287.460	9.287.460
6	Other costs	1%	972.900	972.900	972.900	972.900	972.900
II	Profit before tax		69.820.952	69.820.952	69.820.952	69.820.952	69.820.952
I	CIT		6.982.095	6.982.095	6.982.095	6.982.095	6.982.095
V	Profit after tax		62.838.857	62.838.857	62.838.857	62.838.857	62.838.857

No	Item	Year	16	17	18	19	20
I	Total annual sales	1000đ/ year	97.290.000	97.290.000	97.290.000	97.290.000	97.290.000
1	Turnover from examination	1000đ	2.430.000	2.430.000	2.430.000	2.430.000	2.430.000
-	Number of patients		135	135	135	135	135
-	Unit price		50	50	50	50	50
-	Productivity	%	100%	100%	100%	100%	100%
2	Revenue from tests	1000đ	5.400.000,0	5.400.000,0	5.400.000,0	5.400.000,0	5.400.000,0
-	Number of patients		100	100	100	100	100
-	Unit price		150	150	150	150	150
-	Productivity	%	100%	100%	100%	100%	100%
3	Tips service revenue	1000đ	8.640.000	8.640.000	8.640.000	8.640.000	8.640.000
-	Amount		80	80	80	80	80
-	Unit price		300	300	300	300	300

No	Item	Year	16	17	18	19	20
-	Productivity	%	100%	100%	100%	100%	100%
4	Revenue from conventional ultrasound	1000đ	3.600.000	3.600.000	3.600.000	3.600.000	3.600.000
-	Number of patients		100	100	100	100	100
-	Unit price		100	100	100	100	100
-	Productivity	%	100%	100%	100%	100%	100%
5	Revenue from 3D-4D ultrasound	1000đ	2.700.000	2.700.000	2.700.000	2.700.000	2.700.000
-	Number of patients		50	50	50	50	50
-	Unit price		150	150	150	150	150
	Productivity		100%	100%	100%	100%	100%
6	Revenue from fetal heart measurement services	1000đ	1.080.000	1.080.000	1.080.000	1.080.000	1.080.000

No	Item	Year	16	17	18	19	20
			-	Number of patients	30	30	30
-	Unit price		100	100	100	100	100
-	Productivity		100%	100%	100%	100%	100%
7	Immunization services	<i>1000đ</i>	<i>1.080.000</i>	<i>1.080.000</i>	<i>1.080.000</i>	<i>1.080.000</i>	<i>1.080.000</i>
-	Number of patients		50	50	50	50	50
-	Unit price		60	60	60	60	60
-	Productivity		100%	100%	100%	100%	100%
8	Revenue from DV Sanh	<i>1000đ</i>	<i>45.000.000</i>	<i>45.000.000</i>	<i>45.000.000</i>	<i>45.000.000</i>	<i>45.000.000</i>
-	Number of patients		25	25	25	25	25
-	Unit price		<i>5.000</i>	<i>5.000</i>	<i>5.000</i>	<i>5.000</i>	<i>5.000</i>
-	Productivity		100%	100%	100%	100%	100%

No	Item	Year	16	17	18	19	20
			9	Revenue from Inpatient Bed Services	1000đ	9.720.000	9.720.000
-	Number of patients		90	90	90	90	90
-	Unit price		300	300	300	300	300
-	Productivity		100%	100%	100%	100%	100%
10	Revenue from Prescription Drug Services	1000đ	5.040.000	5.040.000	5.040.000	5.040.000	5.040.000
-	Number of patients		70	70	70	70	70
-	Unit price		200	200	200	200	200
-	Productivity		100%	100%	100%	100%	100%
11	Revenue from inpatient drug services	1000đ	3.780.000	3.780.000	3.780.000	3.780.000	3.780.000

No	Item	Year	16	17	18	19	20
			-	Number of patients	70	70	70
-	Unit price		150	150	150	150	150
-	Productivity		100%	100%	100%	100%	100%
12	Revenue from Inpatient Services	1000đ	6.480.000	6.480.000	6.480.000	6.480.000	6.480.000
-	Number of patients		60	60	60	60	60
-	Unit price		300	300	300	300	300
-	Productivity		100%	100%	100%	100%	100%
13	Revenue from Living Services	1000đ	900.000	900.000	900.000	900.000	900.000
-	Number of patients		50	50	50	50	50
-	Unit price		50	50	50	50	50
-	Productivity		100%	100%	100%	100%	100%
14	Revenue from Gynecological	1000đ	1.440.000	1.440.000	1.440.000	1.440.000	1.440.000

No	Item	Year	16	17	18	19	20
-	Examination Services						
-	Number of patients		50	50	50	50	50
-	Unit price		80	80	80	80	80
-	Productivity		100%	100%	100%	100%	100%
II	Total annual cost	1000đ/ year	15.624.860	15.624.860	15.624.860	15.624.860	15.624.860
1	Depreciation cost of TSCD	""	-	-	-	-	-
2	Equipment maintenance costs	""	500.000	500.000	500.000	500.000	500.000
3	Interest expenses	""	-	-	-	-	-
4	Management fee	5%	4.864.500	4.864.500	4.864.500	4.864.500	4.864.500
5	Salary costs	""	9.287.460	9.287.460	9.287.460	9.287.460	9.287.460
6	Other costs	1%	972.900	972.900	972.900	972.900	972.900

N o II I	Item	Year	16	17	18	19	20
			81.665.140	81.665.140	81.665.140	81.665.140	81.665.140
I V	CIT		8.166.514	8.166.514	8.166.514	8.166.514	8.166.514
V	Profit after tax		73.498.626	73.498.626	73.498.626	73.498.626	73.498.626

T T	Item	Year	21	22	23	24	25	26
I	Total annual sales	1000đ/ year	97.290.000	97.290.000	97.290.000	97.290.000	97.290.000	97.290.000
1	Turnover from examination	1000đ	2.430.000	2.430.000	2.430.000	2.430.000	2.430.000	2.430.000
-	Number of patients		135	135	135	135	135	135
-	Unit price		50	50	50	50	50	50
-	Productivity	%	100%	100%	100%	100%	100%	100%
2	Revenue from tests	1000đ	5.400.000,0	5.400.000,0	5.400.000,0	5.400.000,0	5.400.000,0	5.400.000,0

T	Item	Year	21	22	23	24	25	26
-	Number of patients		100	100	100	100	100	100
-	Unit price		150	150	150	150	150	150
-	Productivity	%	100%	100%	100%	100%	100%	100%
3	Tips service revenue	1000đ	8.640.000	8.640.000	8.640.000	8.640.000	8.640.000	8.640.000
-	Amount		80	80	80	80	80	80
-	Unit price		300	300	300	300	300	300
-	Productivity	%	100%	100%	100%	100%	100%	100%
4	Revenue from conventional ultrasound	1000đ	3.600.000	3.600.000	3.600.000	3.600.000	3.600.000	3.600.000
-	Number of patients		100	100	100	100	100	100
-	Unit price		100	100	100	100	100	100
-	Productivity	%	100%	100%	100%	100%	100%	100%

T	Item	Year	21	22	23	24	25	26
5	Revenue from 3D-4D ultrasound	1000đ	2.700.000	2.700.000	2.700.000	2.700.000	2.700.000	2.700.000
-	Number of patients		50	50	50	50	50	50
-	Unit price		150	150	150	150	150	150
	Productivity		100%	100%	100%	100%	100%	100%
6	Revenue from fetal heart measurement services	1000đ	1.080.000	1.080.000	1.080.000	1.080.000	1.080.000	1.080.000
-	Number of patients		30	30	30	30	30	30
-	Unit price		100	100	100	100	100	100
-	Productivity		100%	100%	100%	100%	100%	100%
7	Immunization services	1000đ	1.080.000	1.080.000	1.080.000	1.080.000	1.080.000	1.080.000
-	Number of patients		50	50	50	50	50	50
-	Unit price		60	60	60	60	60	60

T T	Item	Year	21	22	23	24	25	26
			-	Productivity	100%	100%	100%	100%
8	Revenue from DV Sanh	1000đ	45.000.000	45.000.000	45.000.000	45.000.000	45.000.000	45.000.000
-	Number of patients		25	25	25	25	25	25
-	Unit price		5.000	5.000	5.000	5.000	5.000	5.000
-	Productivity		100%	100%	100%	100%	100%	100%
9	Revenue from Inpatient Bed Services	1000đ	9.720.000	9.720.000	9.720.000	9.720.000	9.720.000	9.720.000
-	Number of patients		90	90	90	90	90	90
-	Unit price		300	300	300	300	300	300
-	Productivity		100%	100%	100%	100%	100%	100%
1 0	Revenue from Prescription Drug Services	1000đ	5.040.000	5.040.000	5.040.000	5.040.000	5.040.000	5.040.000

T T	Item	Year	21	22	23	24	25	26
			-	Number of patients	70	70	70	70
-	Unit price		200	200	200	200	200	200
-	Productivity		100%	100%	100%	100%	100%	100%
1 1	Revenue from inpatient drug services	1000đ	3.780.000	3.780.000	3.780.000	3.780.000	3.780.000	3.780.000
-	Number of patients		70	70	70	70	70	70
-	Unit price		150	150	150	150	150	150
-	Productivity		100%	100%	100%	100%	100%	100%
1 2	Revenue from Inpatient Services	1000đ	6.480.000	6.480.000	6.480.000	6.480.000	6.480.000	6.480.000
-	Number of patients		60	60	60	60	60	60
-	Unit price		300	300	300	300	300	300
-	Productivity		100%	100%	100%	100%	100%	100%

T	Item	Year	21	22	23	24	25	26
1 3	Revenue from Living Services	1000đ	900.000	900.000	900.000	900.000	900.000	900.000
-	Number of patients		50	50	50	50	50	50
-	Unit price		50	50	50	50	50	50
-	Productivity		100%	100%	100%	100%	100%	100%
1 4	Revenue from Gynecological Examination Services	1000đ	1.440.000	1.440.000	1.440.000	1.440.000	1.440.000	1.440.000
-	Number of patients		50	50	50	50	50	50
-	Unit price		80	80	80	80	80	80
-	Productivity		100%	100%	100%	100%	100%	100%
II	Total annual cost	1000đ/ year	15.624.860	15.624.860	15.624.860	15.624.860	15.624.860	15.624.860
1	Depreciation cost of TSCD	""	-	-	-	-	-	-

T	Item	Year	21	22	23	24	25	26
2	Equipment maintenance costs	""	500.000	500.000	500.000	500.000	500.000	500.000
3	Interest expenses	""	-	-	-	-	-	-
4	Management fee	5%	4.864.500	4.864.500	4.864.500	4.864.500	4.864.500	4.864.500
5	Salary costs	""	9.287.460	9.287.460	9.287.460	9.287.460	9.287.460	9.287.460
6	Other costs	1%	972.900	972.900	972.900	972.900	972.900	972.900
II	Profit before tax		81.665.140	81.665.140	81.665.140	81.665.140	81.665.140	81.665.140
I	CIT		8.166.514	8.166.514	8.166.514	8.166.514	8.166.514	8.166.514
V	Profit after tax		73.498.626	73.498.626	73.498.626	73.498.626	73.498.626	73.498.626

TT	Item	Year	26	27	28	29	30
I	Total annual sales	1000đ	97.290.000	97.290.000	97.290.000	97.290.000	97.290.000
1	Turnover from examination	1000đ	2.430.000	2.430.000	2.430.000	2.430.000	2.430.000

TT	Item	Year	26	27	28	29	30
-	Number of patients		135	135	135	135	135
-	Unit price		50	50	50	50	50
-	Productivity	%	100%	100%	100%	100%	100%
2	Revenue from tests	1000đ	5.400.000,0	5.400.000,0	5.400.000,0	5.400.000,0	5.400.000,0
-	Number of patients		100	100	100	100	100
-	Unit price		150	150	150	150	150
-	Productivity	%	100%	100%	100%	100%	100%
3	Tips service revenue	1000đ	8.640.000	8.640.000	8.640.000	8.640.000	8.640.000
-	Amount		80	80	80	80	80
-	Unit price		300	300	300	300	300
-	Productivity	%	100%	100%	100%	100%	100%
4	Revenue from conventional ultrasound	1000đ	3.600.000	3.600.000	3.600.000	3.600.000	3.600.000
-	Number of patients		100	100	100	100	100

TT	Item	Year	26	27	28	29	30
-	Unit price		100	100	100	100	100
-	Productivity	%	100%	100%	100%	100%	100%
5	Revenue from 3D-4D ultrasound	1000đ	2.700.000	2.700.000	2.700.000	2.700.000	2.700.000
-	Number of patients		50	50	50	50	50
-	Unit price		150	150	150	150	150
	Productivity		100%	100%	100%	100%	100%
6	Revenue from fetal heart measurement services	1000đ	1.080.000	1.080.000	1.080.000	1.080.000	1.080.000
-	Number of patients		30	30	30	30	30
-	Unit price		100	100	100	100	100
-	Productivity		100%	100%	100%	100%	100%
7	Immunization services	1000đ	1.080.000	1.080.000	1.080.000	1.080.000	1.080.000
-	Number of patients		50	50	50	50	50
-	Unit price		60	60	60	60	60

TT	Item	Year	26	27	28	29	30
-	Productivity		100%	100%	100%	100%	100%
8	Revenue from DV Sanh	<i>1000đ</i>	45.000.000	45.000.000	45.000.000	45.000.000	45.000.000
-	Number of patients		25	25	25	25	25
-	Unit price		<i>5.000</i>	<i>5.000</i>	<i>5.000</i>	<i>5.000</i>	<i>5.000</i>
-	Productivity		100%	100%	100%	100%	100%
9	Revenue from Inpatient Bed Services	<i>1000đ</i>	9.720.000	9.720.000	9.720.000	9.720.000	9.720.000
-	Number of patients		<i>90</i>	<i>90</i>	<i>90</i>	<i>90</i>	<i>90</i>
-	Unit price		300	300	300	300	300
-	Productivity		100%	100%	100%	100%	100%
10	Revenue from Prescription Drug Services	<i>1000đ</i>	<i>5.040.000</i>	<i>5.040.000</i>	<i>5.040.000</i>	<i>5.040.000</i>	<i>5.040.000</i>
-	Number of patients		70	70	70	70	70
-	Unit price		200	200	200	200	200

TT	Item	Year	26	27	28	29	30
-	Productivity		100%	100%	100%	100%	100%
11	Revenue from inpatient drug services	1000đ	3.780.000	3.780.000	3.780.000	3.780.000	3.780.000
-	Number of patients		70	70	70	70	70
-	Unit price		150	150	150	150	150
-	Productivity		100%	100%	100%	100%	100%
12	Revenue from Inpatient Services	1000đ	6.480.000	6.480.000	6.480.000	6.480.000	6.480.000
-	Number of patients		60	60	60	60	60
-	Unit price		300	300	300	300	300
-	Productivity		100%	100%	100%	100%	100%
13	Revenue from Living Services	1000đ	900.000	900.000	900.000	900.000	900.000
-	Number of patients		50	50	50	50	50
-	Unit price		50	50	50	50	50
-	Productivity		100%	100%	100%	100%	100%

TT	Item	Year	26	27	28	29	30
14	Revenue from Gynecological Examination Services	1000đ	1.440.000	1.440.000	1.440.000	1.440.000	1.440.000
-	Number of patients		50	50	50	50	50
-	Unit price		80	80	80	80	80
-	Productivity		100%	100%	100%	100%	100%
II	Total annual cost	1000đ/year	15.624.860	15.624.860	15.624.860	15.624.860	15.624.860
1	Depreciation cost of TSCD	""	-	-	-	-	-
2	Equipment maintenance costs	""	500.000	500.000	500.000	500.000	500.000
3	Interest expenses	""	-	-	-	-	-
4	Management fee	5%	4.864.500	4.864.500	4.864.500	4.864.500	4.864.500
5	Salary costs	""	9.287.460	9.287.460	9.287.460	9.287.460	9.287.460
6	Other costs	1%	972.900	972.900	972.900	972.900	972.900
III	Profit before tax		81.665.140	81.665.140	81.665.140	81.665.140	81.665.140
IV	CIT		8.166.514	8.166.514	8.166.514	8.166.514	8.166.514

TT	Item	Year	26	27	28	29	30
V	Profit after tax		73.498.626	73.498.626	73.498.626	73.498.626	73.498.626

TT	Item	Năm	31	32	33	34	35
I	Total annual sales	1000đ/năm	97.290.000	97.290.000	97.290.000	97.290.000	97.290.000
1	Turnover from examination	1000đ	2.430.000	2.430.000	2.430.000	2.430.000	2.430.000
-	Number of patients		135	135	135	135	135
-	Unit price		50	50	50	50	50
-	Productivity	%	100%	100%	100%	100%	100%
2	Revenue from tests	1000đ	5.400.000,0	5.400.000,0	5.400.000,0	5.400.000,0	5.400.000,0
-	Number of patients		100	100	100	100	100
-	Unit price		150	150	150	150	150
-	Productivity	%	100%	100%	100%	100%	100%
3	Tips service revenue	1000đ	8.640.000	8.640.000	8.640.000	8.640.000	8.640.000

TT	Item	Năm	31	32	33	34	35
-	Amount		80	80	80	80	80
-	Unit price		300	300	300	300	300
-	Productivity	%	100%	100%	100%	100%	100%
4	Revenue from conventional ultrasound	1000đ	3.600.000	3.600.000	3.600.000	3.600.000	3.600.000
-	Number of patients		100	100	100	100	100
-	Unit price		100	100	100	100	100
-	Productivity	%	100%	100%	100%	100%	100%
5	Revenue from 3D-4D ultrasound	1000đ	2.700.000	2.700.000	2.700.000	2.700.000	2.700.000
-	Number of patients		50	50	50	50	50
-	Unit price		150	150	150	150	150
	Productivity		100%	100%	100%	100%	100%
6	Revenue from fetal heart measurement services	1000đ	1.080.000	1.080.000	1.080.000	1.080.000	1.080.000

TT	Item	Năm	31	32	33	34	35
-	Number of patients		30	30	30	30	30
-	Unit price		100	100	100	100	100
-	Productivity		100%	100%	100%	100%	100%
7	Immunization services	<i>1000đ</i>	<i>1.080.000</i>	<i>1.080.000</i>	<i>1.080.000</i>	<i>1.080.000</i>	<i>1.080.000</i>
-	Number of patients		50	50	50	50	50
-	Unit price		60	60	60	60	60
-	Productivity		100%	100%	100%	100%	100%
8	Revenue from DV Sanh	<i>1000đ</i>	<i>45.000.000</i>	<i>45.000.000</i>	<i>45.000.000</i>	<i>45.000.000</i>	<i>45.000.000</i>
-	Number of patients		25	25	25	25	25
-	Unit price		<i>5.000</i>	<i>5.000</i>	<i>5.000</i>	<i>5.000</i>	<i>5.000</i>
-	Productivity		100%	100%	100%	100%	100%
9	Revenue from Inpatient Bed Services	<i>1000đ</i>	<i>9.720.000</i>	<i>9.720.000</i>	<i>9.720.000</i>	<i>9.720.000</i>	<i>9.720.000</i>
-	Number of patients		<i>90</i>	<i>90</i>	<i>90</i>	<i>90</i>	<i>90</i>

TT	Item	Năm	31	32	33	34	35
-	Unit price		300	300	300	300	300
-	Productivity		100%	100%	100%	100%	100%
10	Revenue from Prescription Drug Services	1000đ	5.040.000	5.040.000	5.040.000	5.040.000	5.040.000
-	Number of patients		70	70	70	70	70
-	Unit price		200	200	200	200	200
-	Productivity		100%	100%	100%	100%	100%
11	Revenue from inpatient drug services	1000đ	3.780.000	3.780.000	3.780.000	3.780.000	3.780.000
-	Number of patients		70	70	70	70	70
-	Unit price		150	150	150	150	150
-	Productivity		100%	100%	100%	100%	100%
12	Revenue from Inpatient Services	1000đ	6.480.000	6.480.000	6.480.000	6.480.000	6.480.000
-	Number of patients		60	60	60	60	60

TT	Item	Năm	31	32	33	34	35
-	Unit price		300	300	300	300	300
-	Productivity		100%	100%	100%	100%	100%
13	Revenue from Living Services	1000đ	900.000	900.000	900.000	900.000	900.000
-	Number of patients		50	50	50	50	50
-	Unit price		50	50	50	50	50
-	Productivity		100%	100%	100%	100%	100%
14	Revenue from Gynecological Examination Services	1000đ	1.440.000	1.440.000	1.440.000	1.440.000	1.440.000
-	Number of patients		50	50	50	50	50
-	Unit price		80	80	80	80	80
-	Productivity		100%	100%	100%	100%	100%
II	Total annual cost	1000đ/year	15.624.860	15.624.860	15.624.860	15.624.860	15.624.860
1	Depreciation cost of TSCD	""	-	-	-	-	-
2	Equipment maintenance costs	""	500.000	500.000	500.000	500.000	500.000

TT	Item	Năm	31	32	33	34	35
3	Interest expenses	""	-	-	-	-	-
4	Management fee	5%	4.864.500	4.864.500	4.864.500	4.864.500	4.864.500
5	Salary costs	""	9.287.460	9.287.460	9.287.460	9.287.460	9.287.460
6	Other costs	1%	972.900	972.900	972.900	972.900	972.900
III	Profit before tax		81.665.140	81.665.140	81.665.140	81.665.140	81.665.140
IV	CIT		8.166.514	8.166.514	8.166.514	8.166.514	8.166.514
V	Profit after tax		73.498.626	73.498.626	73.498.626	73.498.626	73.498.626

TT	Item	Year	36	37	38	39	40
I	Total annual sales	1000đ/year	97.290.000	97.290.000	97.290.000	97.362.360	97.435.440
1	Turnover from examination	1000đ	2.430.000	2.430.000	2.430.000	2.430.000	2.430.000
-	Number of patients		135	135	135	135	135
-	Unit price		50	50	50	50	50

TT	Item	Year	36	37	38	39	40
-	Productivity	%	100%	100%	100%	100%	100%
2	Revenue from tests	1000đ	5.400.000,0	5.400.000,0	5.400.000,0	5.400.000,0	5.400.000,0
-	Number of patients		100	100	100	100	100
-	Unit price		150	150	150	150	150
-	Productivity	%	100%	100%	100%	100%	100%
3	Tips service revenue	1000đ	8.640.000	8.640.000	8.640.000	8.640.000	8.640.000
-	Amount		80	80	80	80	80
-	Unit price		300	300	300	300	300
-	Productivity	%	100%	100%	100%	100%	100%
4	Revenue from conventional ultrasound	1000đ	3.600.000	3.600.000	3.600.000	3.600.000	3.600.000
-	Number of patients		100	100	100	100	100
-	Unit price		100	100	100	100	100
-	Productivity	%	100%	100%	100%	100%	100%

TT	Item	Year	36	37	38	39	40
5	Revenue from 3D-4D ultrasound	1000đ	2.700.000	2.700.000	2.700.000	2.772.360	2.845.440
-	Number of patients		50	50	50	51	52
-	Unit price		150	150	150	151	152
	Productivity		100%	100%	100%	100%	100%
6	Revenue from fetal heart measurement services	1000đ	1.080.000	1.080.000	1.080.000	1.080.000	1.080.000
-	Number of patients		30	30	30	30	30
-	Unit price		100	100	100	100	100
-	Productivity		100%	100%	100%	100%	100%
7	Immunization services	1000đ	1.080.000	1.080.000	1.080.000	1.080.000	1.080.000
-	Number of patients		50	50	50	50	50
-	Unit price		60	60	60	60	60
-	Productivity		100%	100%	100%	100%	100%
8	Revenue from DV Sanh	1000đ	45.000.000	45.000.000	45.000.000	45.000.000	45.000.000

TT	Item	Year	36	37	38	39	40
-	Number of patients		25	25	25	25	25
-	Unit price		5.000	5.000	5.000	5.000	5.000
-	Productivity		100%	100%	100%	100%	100%
9	Revenue from Inpatient Bed Services	1000đ	9.720.000	9.720.000	9.720.000	9.720.000	9.720.000
-	Number of patients		90	90	90	90	90
-	Unit price		300	300	300	300	300
-	Productivity		100%	100%	100%	100%	100%
10	Revenue from Prescription Drug Services	1000đ	5.040.000	5.040.000	5.040.000	5.040.000	5.040.000
-	Number of patients		70	70	70	70	70
-	Unit price		200	200	200	200	200
-	Productivity		100%	100%	100%	100%	100%

TT	Item	Year	36	37	38	39	40
11	Revenue from inpatient drug services	1000đ	3.780.000	3.780.000	3.780.000	3.780.000	3.780.000
-	Number of patients		70	70	70	70	70
-	Unit price		150	150	150	150	150
-	Productivity		100%	100%	100%	100%	100%
12	Revenue from Inpatient Services	1000đ	6.480.000	6.480.000	6.480.000	6.480.000	6.480.000
-	Number of patients		60	60	60	60	60
-	Unit price		300	300	300	300	300
-	Productivity		100%	100%	100%	100%	100%
13	Revenue from Living Services	1000đ	900.000	900.000	900.000	900.000	900.000
-	Number of patients		50	50	50	50	50
-	Unit price		50	50	50	50	50
-	Productivity		100%	100%	100%	100%	100%

TT	Item	Year	36	37	38	39	40
14	Revenue from Gynecological Examination Services	1000đ	1.440.000	1.440.000	1.440.000	1.440.000	1.440.000
-	Number of patients		50	50	50	50	50
-	Unit price		80	80	80	80	80
-	Productivity		100%	100%	100%	100%	100%
II	Total annual cost	1000đ/năm	15.624.860	15.624.860	15.624.860	15.629.202	15.633.586
1	Depreciation cost of TSCD	""	-	-	-	-	-
2	Equipment maintenance costs	""	500.000	500.000	500.000	500.000	500.000
3	Interest expenses	""	-	-	-	-	-
4	Management fee	5%	4.864.500	4.864.500	4.864.500	4.868.118	4.871.772
5	Salary costs	""	9.287.460	9.287.460	9.287.460	9.287.460	9.287.460
6	Other costs	1%	972.900	972.900	972.900	973.624	974.354
III	Profit before tax		81.665.140	81.665.140	81.665.140	81.733.158	81.801.854
IV	CIT		8.166.514	8.166.514	8.166.514	8.173.316	8.180.185

TT	Item	Year	36	37	38	39	40
V	Profit after tax		73.498.626	73.498.626	73.498.626	73.559.843	73.621.668

TT	Item	Năm	41	42	43	44	45
I	Total annual sales	1000đ/năm	97.509.240	97.583.760	97.659.000	97.734.960	97.811.640
1	Turnover from examination	1000đ	2.430.000	2.430.000	2.430.000	2.430.000	2.430.000
-	Number of patients		135	135	135	135	135
-	Unit price		50	50	50	50	50
-	Productivity	%	100%	100%	100%	100%	100%
2	Revenue from tests	1000đ	5.400.000,0	5.400.000,0	5.400.000,0	5.400.000,0	5.400.000,0
-	Number of patients		100	100	100	100	100
-	Unit price		150	150	150	150	150
-	Productivity	%	100%	100%	100%	100%	100%
3	Tips service revenue	1000đ	8.640.000	8.640.000	8.640.000	8.640.000	8.640.000

TT	Item	Năm	41	42	43	44	45
-	Amount		80	80	80	80	80
-	Unit price		300	300	300	300	300
-	Productivity	%	100%	100%	100%	100%	100%
4	Revenue from conventional ultrasound	1000đ	3.600.000	3.600.000	3.600.000	3.600.000	3.600.000
-	Number of patients		100	100	100	100	100
-	Unit price		100	100	100	100	100
-	Productivity	%	100%	100%	100%	100%	100%
5	Revenue from 3D-4D ultrasound	1000đ	2.919.240	2.993.760	3.069.000	3.144.960	3.221.640
-	Number of patients		53	54	55	56	57
-	Unit price		153	154	155	156	157
	Productivity		100%	100%	100%	100%	100%
6	Revenue from fetal heart measurement services	1000đ	1.080.000	1.080.000	1.080.000	1.080.000	1.080.000

TT	Item	Năm	41	42	43	44	45
-	Number of patients		30	30	30	30	30
-	Unit price		100	100	100	100	100
-	Productivity		100%	100%	100%	100%	100%
7	Immunization services	<i>1000đ</i>	<i>1.080.000</i>	<i>1.080.000</i>	<i>1.080.000</i>	<i>1.080.000</i>	<i>1.080.000</i>
-	Number of patients		50	50	50	50	50
-	Unit price		60	60	60	60	60
-	Productivity		100%	100%	100%	100%	100%
8	Revenue from DV Sanh	<i>1000đ</i>	<i>45.000.000</i>	<i>45.000.000</i>	<i>45.000.000</i>	<i>45.000.000</i>	<i>45.000.000</i>
-	Number of patients		25	25	25	25	25
-	Unit price		<i>5.000</i>	<i>5.000</i>	<i>5.000</i>	<i>5.000</i>	<i>5.000</i>
-	Productivity		100%	100%	100%	100%	100%
9	Revenue from Inpatient Bed Services	<i>1000đ</i>	<i>9.720.000</i>	<i>9.720.000</i>	<i>9.720.000</i>	<i>9.720.000</i>	<i>9.720.000</i>
-	Number of patients		<i>90</i>	<i>90</i>	<i>90</i>	<i>90</i>	<i>90</i>

TT	Item	Năm	41	42	43	44	45
-	Unit price		300	300	300	300	300
-	Productivity		100%	100%	100%	100%	100%
10	Revenue from Prescription Drug Services	1000đ	5.040.000	5.040.000	5.040.000	5.040.000	5.040.000
-	Number of patients		70	70	70	70	70
-	Unit price		200	200	200	200	200
-	Productivity		100%	100%	100%	100%	100%
11	Revenue from inpatient drug services	1000đ	3.780.000	3.780.000	3.780.000	3.780.000	3.780.000
-	Number of patients		70	70	70	70	70
-	Unit price		150	150	150	150	150
-	Productivity		100%	100%	100%	100%	100%
12	Revenue from Inpatient Services	1000đ	6.480.000	6.480.000	6.480.000	6.480.000	6.480.000
-	Number of patients		60	60	60	60	60

TT	Item	Năm	41	42	43	44	45
-	Unit price		300	300	300	300	300
-	Productivity		100%	100%	100%	100%	100%
13	Revenue from Living Services	1000đ	900.000	900.000	900.000	900.000	900.000
-	Number of patients		50	50	50	50	50
-	Unit price		50	50	50	50	50
-	Productivity		100%	100%	100%	100%	100%
14	Revenue from Gynecological Examination Services	1000đ	1.440.000	1.440.000	1.440.000	1.440.000	1.440.000
-	Number of patients		50	50	50	50	50
-	Unit price		80	80	80	80	80
-	Productivity		100%	100%	100%	100%	100%
II	Total annual cost	1000đ/năm	15.638.014	15.642.486	15.647.000	15.651.558	15.656.158
1	Depreciation cost of TSCD	""	-	-	-	-	-
2	Equipment maintenance costs	""	500.000	500.000	500.000	500.000	500.000

TT	Item	Năm	41	42	43	44	45
3	Interest expenses	""	-	-	-	-	-
4	Management fee	5%	4.875.462	4.879.188	4.882.950	4.886.748	4.890.582
5	Salary costs	""	9.287.460	9.287.460	9.287.460	9.287.460	9.287.460
6	Other costs	1%	975.092	975.838	976.590	977.350	978.116
III	Profit before tax		81.871.226	81.941.274	82.012.000	82.083.402	82.155.482
IV	CIT		8.187.123	8.194.127	8.201.200	8.208.340	8.215.548
V	Profit after tax		73.684.103	73.747.147	73.810.800	73.875.062	73.939.933

Appendix 4 Project annual repayment schedule.

No	Debt repayment item	Annual repayment rate				
		1	2	3	4	5
1	Principal outstanding at the beginning of the period	262.692.630	262.692.630	262.692.630	229.856.052	197.019.473
2	Repay the principal annually	-	-	32.836.578,79	32.836.578,79	32.836.578,79
3	Interest repayment plan (10% / year)	26.269.263,03	26.269.263,03	26.269.263,03	22.985.605,15	19.701.947,27
4	Principal outstanding at the end of the period	262.692.630	262.692.630	229.856.052	197.019.473	164.182.894

No	Debt repayment item	Annual repayment rate				
		6	7	8	9	10
1	Principal outstanding at the beginning of the period	164.182.894	131.346.315	98.509.736	65.673.158	32.836.579
2	Repay the principal annually	32.836.579	32.836.579	32.836.579	32.836.579	32.836.579

3	Interest repayment plan (10% / year)	16.418.289	13.134.632	9.850.974	6.567.316	3.283.658
4	Principal outstanding at the end of the period	131.346.315	98.509.736	65.673.158	32.836.579	-

Appendix 5 Annual repayment schedule by project.

No.	Debt repayment item	Annual repayment level by project (year) is 1,000 VND				
		1	2	3	4	5
	The amount of money the project uses to pay debts	524.317	19.830.037	32.918.710	39.875.159	58.835.079
I	Outstanding debt at the beginning of the period	262.692.630	262.692.630	262.692.630	229.856.052	197.019.473
1	Profits used to repay debts	-30.157.742	-10.852.022	2.236.651	9.193.100	28.153.020
2	Depreciation used to pay debts	30.682.059	30.682.059	30.682.059	30.682.059	30.682.059
II	Closing balance	262.692.630	262.692.630	229.856.052	197.019.473	164.182.894
III	Solvency (%)	2%	75%	56%	71%	112%

No.	Debt repayment item	Annual repayment level by project (year) is 1,000 VND				
		6	7	8	9	10
	The amount of money the project uses to pay debts	61.790.371	64.745.664	67.700.956	68.772.461	71.727.753

I	Outstanding debt at the beginning of the period	164.182.894	131.346.315	98.509.736	65.673.158	32.836.579
1	Profits used to repay debts	31.108.313	34.063.605	37.018.897	56.928.273	59.883.565
2	Depreciation used to pay debts	30.682.059	30.682.059	30.682.059	11.844.188	11.844.188
II	Closing balance	131.346.315	98.509.736	65.673.158	32.836.579	-
III	Solvency (%)	125%	141%	159%	175%	199%
Average repayment ability		93%				

Appendix 6 Simple project payability analysis table.

Year	Investment	Profit after tax	Interest	Depreciation	Income	Difference
0 th	328.365.788	0	0		0	-328.365.788
1st		-30.157.742	26.269.263	30.682.059	26.793.580	26.793.580
2nd		-10.852.022	26.269.263	30.682.059	46.099.300	46.099.300
3rd		2.236.651	26.269.263	30.682.059	59.187.973	59.187.973
4th		9.193.100	22.985.605	30.682.059	62.860.764	62.860.764
5th		28.153.020	19.701.947	30.682.059	78.537.027	78.537.027
6th		31.108.313	16.418.289	30.682.059	78.208.661	78.208.661
7th		34.063.605	13.134.632	30.682.059	77.880.295	77.880.295
8th		37.018.897	9.850.974	30.682.059	77.551.929	77.551.929
9th		56.928.273	6.567.316	11.844.188	75.339.776	75.339.776
10th		59.883.565	3.283.658	11.844.188	75.011.411	75.011.411

Year	Investment	Profit after tax	Interest	Depreciation	Income	Difference
11th		62.838.857	0	11.844.188	74.683.045	74.683.045
12th		62.838.857	0	11.844.188	74.683.045	74.683.045
13th		62.838.857	0	11.844.188	74.683.045	74.683.045
14th		62.838.857	0	11.844.188	74.683.045	74.683.045
15th		62.838.857	0	11.844.188	74.683.045	74.683.045
16th		73.498.626	0	-	73.498.626	73.498.626
17th		73.498.626	0	-	73.498.626	73.498.626
18th		73.498.626	0	-	73.498.626	73.498.626
19th		73.498.626	0	-	73.498.626	73.498.626
20th		73.498.626	0	-	73.498.626	73.498.626
21st		73.498.626	0	-	73.498.626	73.498.626
22th		73.498.626	0	-	73.498.626	73.498.626
23rd		73.498.626	0	-	73.498.626	73.498.626

Year	Investment	Profit after tax	Interest	Depreciation	Income	Difference
24th		73.498.626	0	-	73.498.626	73.498.626
25th		73.498.626	0	-	73.498.626	73.498.626
26th		73.498.626	0	-	73.498.626	73.498.626
27th		73.498.626	0	-	73.498.626	73.498.626
28th		73.498.626	0	-	73.498.626	73.498.626
29th		73.498.626	0	-	73.498.626	73.498.626
30th		73.498.626	0	-	73.498.626	73.498.626
31 th		73.498.626	0	-	73.498.626	73.498.626
32nd		73.498.626	0	-	73.498.626	73.498.626
33rd		73.498.626	0	-	73.498.626	73.498.626
34th		73.498.626	0	-	73.498.626	73.498.626
35th		73.498.626	0	-	73.498.626	73.498.626
36th		73.498.626	0	-	73.498.626	73.498.626
37th		73.498.626	0	-	73.498.626	73.498.626

Year	Investment	Profit after tax	Interest	Depreciation	Income	Difference
38th		73.498.626	0	-	73.498.626	73.498.626
39th		73.559.843	0	-	73.559.843	73.559.843
40th		73.621.668		-	73.621.668	73.621.668
41st		73.684.103		-	73.684.103	73.684.103
42nd		73.747.147		-	73.747.147	73.747.147
43rd		73.810.800		-	73.810.800	73.810.800
44th		73.875.062		-	73.875.062	73.875.062
45th		73.939.933		-	73.939.933	73.939.933
46th		74.005.414		-	74.005.414	74.005.414
47th		74.071.503		-	74.071.503	74.071.503
48th		74.138.202		-	74.138.202	74.138.202
49th		74.205.510		-	74.205.510	74.205.510
Total	328.365.788	3.034.897.526	170.750.210	328.365.788	3.363.263.314	3.034.897.526

Year	Investment	Profit after tax	Interest	Depreciation	Income	Difference
Payback ability = (Profit after tax + Capital expenditure) / Investment capital =					10,24	
Payback for 5 years and 8 months						

Appendix 7 Discounted breakdown table of the project.

Year	Investment capital	Profit after tax	Interest	Depreciation	Income	Discount rate	Current cost of investment	Show price of income	Difference
						10,20			
0 th	328.365.788	0	0	-	0	1,000	328.365.788	0	-328.365.788
1st	-	-30.157.742	26.269.263	30.682.059	26.793.580	0,907	-	24.313.593	24.313.593
2nd	-	-10.852.022	26.269.263	30.682.059	46.099.300	0,823	-	37.960.432	37.960.432
3rd	-	2.236.651	26.269.263	30.682.059	59.187.973	0,747	-	44.227.123	44.227.123
4th	-	9.193.100	22.985.605	30.682.059	62.860.764	0,678	-	42.623.909	42.623.909

Year	Investment capital	Profit after tax	Interest	Depreciation	Income	Discount rate	Current cost of investment	Show price of income	Difference
						10,20			
5th	-	28.153.020	19.701.947	30.682.059	78.537.027	0,615	-	48.324.401	48.324.401
6th	-	31.108.313	16.418.289	30.682.059	78.208.661	0,558	-	43.668.199	43.668.199
7th	-	34.063.605	13.134.632	30.682.059	77.880.295	0,507	-	39.459.941	39.459.941
8th	-	37.018.897	9.850.974	30.682.059	77.551.929	0,460	-	35.656.594	35.656.594
9th	-	56.928.273	6.567.316	11.844.188	75.339.776	0,417	-	31.433.300	31.433.300
10th	-	59.883.565	3.283.658	11.844.188	75.011.411	0,379	-	28.399.545	28.399.545
11th	-	62.838.857	0	11.844.188	74.683.045	0,344	-	25.658.099	25.658.099
12th	-	62.838.857	0	11.844.188	74.683.045	0,312	-	23.283.211	23.283.211
13th	-	62.838.857	0	11.844.188	74.683.045	0,283	-	21.128.141	21.128.141
14th	-	62.838.857	0	11.844.188	74.683.045	0,257	-	19.172.542	19.172.542
15th	-	62.838.857	0	11.844.188	74.683.045	0,233	-	17.397.951	17.397.951

Year	Investment capital	Profit after tax	Interest	Depreciation	Income	Discount rate	Current cost of investment	Show price of income	Difference
						10,20			
16th	-	73.498.626	0	-	73.498.626	0,211	-	15.537.234	15.537.234
17th	-	73.498.626	0	-	73.498.626	0,192	-	14.099.123	14.099.123
18th	-	73.498.626	0	-	73.498.626	0,174	-	12.794.123	12.794.123
19th	-	73.498.626	0	-	73.498.626	0,158	-	11.609.912	11.609.912
20th	-	73.498.626	0	-	73.498.626	0,143	-	10.535.310	10.535.310
21st	-	73.498.626	0	-	73.498.626	0,130	-	9.560.173	9.560.173
22th	-	73.498.626	0	-	73.498.626	0,118	-	8.675.293	8.675.293
23rd	-	73.498.626	0	-	73.498.626	0,107	-	7.872.317	7.872.317
24th	-	73.498.626	0	-	73.498.626	0,097	-	7.143.663	7.143.663
25th	-	73.498.626	0	-	73.498.626	0,088	-	6.482.453	6.482.453
26th	-	73.498.626	0	-	73.498.626	0,080	-	5.882.443	5.882.443

Year	Investment capital	Profit after tax	Interest	Depreciation	Income	Discount rate	Current cost of investment	Show price of income	Difference
						10,20			
27th	-	73.498.626	0	-	73.498.626	0,073	-	5.337.970	5.337.970
28th	-	73.498.626	0	-	73.498.626	0,066	-	4.843.893	4.843.893
29th	-	73.498.626	0	-	73.498.626	0,060	-	4.395.548	4.395.548
30th	-	73.498.626	0	-	73.498.626	0,054	-	3.988.700	3.988.700
31th	-	73.498.626	0	-	73.498.626	0,049	-	3.619.510	3.619.510
32nd	-	73.498.626	0	-	73.498.626	0,045	-	3.284.492	3.284.492
33rd	-	73.498.626	0	-	73.498.626	0,041	-	2.980.483	2.980.483
34th	-	73.498.626	0	-	73.498.626	0,037	-	2.704.612	2.704.612
35th	-	73.498.626	0	-	73.498.626	0,033	-	2.454.276	2.454.276
36th	-	73.498.626	0	-	73.498.626	0,030	-	2.227.111	2.227.111

Year	Investment capital	Profit after tax	Interest	Depreciation	Income	Discount rate	Current cost of investment	Show price of income	Difference
						10,20			
37th	-	73.498.626	0	-	73.498.626	0,027	-	2.020.972	2.020.972
38th	-	73.498.626	0	-	73.498.626	0,025	-	1.833.913	1.833.913
39th	-	73.559.843	0	-	73.559.843	0,023	-	1.665.554	1.665.554
Total	328.365.788	2.295.798.183	170.750.210	328.365.788	2.624.163.971		328.365.788	634.256.057	305.890.270
Payable capital with discount =				1,93					
Payback for 8 years 5 months									

Appendix 8 Calculation Table of net present value analysis (NPV) of the project.

Year	Investment	Profit after tax	Interest	Depreciation	Income	Discount rate i = 10,20 %	Current cost of investment	Show price of income
0 th	328.365.788	0		-	0	1,0000	328.365.788	0
1st	-	-30.157.742		30.682.059	524.317	0,9074	-	475.787
2nd	-	-10.852.022		30.682.059	19.830.037	0,8234	-	16.329.028
3rd	-	2.236.651		30.682.059	32.918.710	0,7472	-	24.597.900
4th	-	9.193.100		30.682.059	39.875.159	0,6781	-	27.038.093
5th	-	28.153.020		30.682.059	58.835.079	0,6153	-	36.201.650
6th	-	31.108.313		30.682.059	61.790.371	0,5584	-	34.500.965
7th	-	34.063.605		30.682.059	64.745.664	0,5067	-	32.804.961
8th	-	37.018.897		30.682.059	67.700.956	0,4598	-	31.127.342
9th	-	56.928.273		11.844.188	68.772.461	0,4172	-	28.693.281
10th	-	59.883.565		11.844.188	71.727.753	0,3786	-	27.156.343
11th	-	62.838.857		11.844.188	74.683.045	0,3436	-	25.658.099

Year	Investment	Profit after tax	Interest	Depreciation	Income	Discount rate i = 10,20 %	Current cost of investment	Show price of income
12th	-	62.838.857		11.844.188	74.683.045	0,3118	-	23.283.211
13th	-	62.838.857		11.844.188	74.683.045	0,2829	-	21.128.141
14th	-	62.838.857		11.844.188	74.683.045	0,2567	-	19.172.542
15th	-	62.838.857		11.844.188	74.683.045	0,2330	-	17.397.951
16th	-	73.498.626		-	73.498.626	0,2114	-	15.537.234
17th	-	73.498.626		-	73.498.626	0,1918	-	14.099.123
18th	-	73.498.626		-	73.498.626	0,1741	-	12.794.123
19th	-	73.498.626		-	73.498.626	0,1580	-	11.609.912
20th	-	73.498.626		-	73.498.626	0,1433	-	10.535.310
21st	-	73.498.626		-	73.498.626	0,1301	-	9.560.173
22th	-	73.498.626		-	73.498.626	0,1180	-	8.675.293

Year	Investment	Profit after tax	Interest	Depreciation	Income	Discount rate i = 10,20 %	Current cost of investment	Show price of income
23rd	-	73.498.626		-	73.498.626	0,1071	-	7.872.317
24th	-	73.498.626		-	73.498.626	0,0972	-	7.143.663
25th	-	73.498.626		-	73.498.626	0,0882	-	6.482.453
26th	-	73.498.626		-	73.498.626	0,0800	-	5.882.443
27th	-	73.498.626		-	73.498.626	0,0726	-	5.337.970
28th	-	73.498.626		-	73.498.626	0,0659	-	4.843.893
29th	-	73.498.626		-	73.498.626	0,0598	-	4.395.548
30th	-	73.498.626		-	73.498.626	0,0543	-	3.988.700
31 th	-	73.498.626		-	73.498.626	0,0492	-	3.619.510
32nd	-	73.498.626		-	73.498.626	0,0447	-	3.284.492
33rd	-	73.498.626		-	73.498.626	0,0406	-	2.980.483

Year	Investment	Profit after tax	Interest	Depreciation	Income	Discount rate i = 10,20 %	Current cost of investment	Show price of income
34th	-	73.498.626		-	73.498.626	0,0368	-	2.704.612
35th	-	73.498.626		-	73.498.626	0,0334	-	2.454.276
36th	-	73.498.626		-	73.498.626	0,0303	-	2.227.111
37th	-	73.498.626		-	73.498.626	0,0275	-	2.020.972
38th	-	73.498.626		-	73.498.626	0,0250	-	1.833.913
39th	-	73.559.843		-	73.559.843	0,0226	-	1.665.554
Total	328.365.788	3.034.897.526		328.365.78 8	3.363.263.3 14		328.365.7 88	527.302.377
<i>Note: Investment capital is spent at the beginning of each year.</i>							NPV:	198.936.589

Appendix 9 Table of Analysis by internal rate of return (IRR) of the project.

Targets	0 th	1st	2nd	3rd	4th	5th
Discount interest rates						

Coefficient	0,8427	0,7101	0,5984	0,5043	0,4249	0,3581
1. Income	0	26.793.580	46.099.300	59.187.973	62.860.764	78.537.027
Show price of income	0	19.026.302	27.585.432	29.845.630	26.710.915	28.121.947
Accumulated HGTN	0	19.026.302	46.611.734	76.457.365	103.168.280	131.290.226
2. Capital construction expenses	328.365.788	-	-	-	-	-
Show the cost price	276.706.731	-	-	-	-	-
Accumulate HG cost	276.706.731	276.706.731	276.706.731	276.706.731	276.706.731	276.706.731

Targets	6th	7th	8th	9th	10th
Discount interest rates					
Coefficient	0,3017	0,2543	0,2143	0,1806	0,1522
1. Income	78.208.661	77.880.295	77.551.929	75.339.776	75.011.411
Show price of income	23.598.674	19.802.597	16.616.861	13.603.246	11.413.198
Accumulated HGTN	154.888.900	174.691.498	191.308.359	204.911.605	216.324.803

Targets	6th	7th	8th	9th	10th
2. Capital construction expenses	-	-	-	-	-
Show the cost price	-	-	-	-	-
Accumulate HG cost	276.706.731	276.706.731	276.706.731	276.706.731	276.706.731

Targets	11th	12 th	13th	14th	15th
Discount interest rates					
Coefficient	0,1282	0,1080	0,0910	0,0767	0,0647
1. Income	74.683.045	74.683.045	74.683.045	74.683.045	74.683.045
Show price of income	9.575.553	8.069.111	6.799.665	5.729.930	4.828.488
Accumulated HGTN	225.900.357	233.969.468	240.769.133	246.499.063	251.327.551
2. Capital construction expenses	-	-	-	-	-
Show the cost price					

Accumulate HG cost	276.706.731	276.706.731	276.706.731	276.706.731	276.706.731
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Targets	16th	17th	18th	19th	20th
Discount interest rates					
Coefficient	0,0545	0,0459	0,0387	0,0326	0,0275
1. Income	73.498.626	73.498.626	73.498.626	73.498.626	73.498.626
Show price of income	4.004.333	3.374.365	2.843.504	2.396.159	2.019.191
Accumulated HGTN	255.331.884	258.706.248	261.549.752	263.945.911	265.965.103
2. Capital construction expenses	-	-	-	-	-
Show the cost price					
Accumulate HG cost	276.706.731	276.706.731	276.706.731	276.706.731	276.706.731

Targets	21st	22th	23rd	24th	25th
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Discount interest rates					
Coefficient	0,0232	0,0195	0,0164	0,0139	0,0117
1. Income	73.498.626	73.498.626	73.498.626	73.498.626	73.498.626
Show price of income	1.701.529	1.433.841	1.208.267	1.018.180	857.999
Accumulated HGTN	267.666.631	269.100.473	270.308.740	271.326.920	272.184.919
2. Capital construction expenses	-	-	-	-	-
Show the cost price					
Accumulate HG cost	276.706.731	276.706.731	276.706.731	276.706.731	276.706.731

Targets	26th	27th	28th	29th	30th
Discount interest rates					
Coefficient	0,0098	0,0083	0,0070	0,0059	0,0050
1. Income	73.498.626	73.498.626	73.498.626	73.498.626	73.498.626
Show price of income	723.017	609.271	513.419	432.647	364.582
Accumulated HGTN	272.907.936	273.517.206	274.030.625	274.463.273	274.827.855
2. Capital construction expenses	-	-	-	-	-
Show the cost price					
Accumulate HG cost	276.706.731	276.706.731	276.706.731	276.706.731	276.706.731

IRR=	18,669%	>	10,20%	Effective project.
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