

A common area fee, often referred to as a common area maintenance (CAM) fee, is a charge typically associated with the residential communities, such as office buildings, and gardening. The purpose of the common area fee is to cover the cost of maintaining and managing common areas and shared facilities within a property or community. Common areas are spaces and amenities that are used by multiple tenants or homeowners and are not part of their leased or owned space.

The specific services and facilities provided, but they typically include the following:

- 1) **Landscaping and Grounds Maintenance:** This covers the cost of maintaining lawns, gardens, trees, and other outdoor spaces, including mowing, weeding, and garbage removal.
- 2) **Common Road & Kids Playground Maintenance:** Costs associated with maintaining and repairing of common road and Kids playground, including repaving, and lighting.
- 3) **Security & 24 hours CCTV:** Expenses for security services and CCTV systems to ensure the safety and well-being of tenants or residents.
- 4) **Garbage Removal:** The cost of garbage collection and disposal services for all villas and common areas.
- 5) **Common Exterior Building Maintenance:** This includes maintenance and repair of the Office building's exterior, such as the roof, façade, and structural elements.
- 6) **Common Area Utilities:** Utilities like water, electricity, and other expenses used for common areas, as well as maintenance of associated systems i.e. sprinklers and fire alarms.
- 7) **Property Management/Juristic Company:** Fees for property management services, which may include administrative tasks, hiring personnel, and overseeing the day-to-day operations of the common areas.
- 8) **Repairs and Replacements:** Funds set aside for unexpected repairs and replacements of common area components such as main water pump systems, and common area road and gardening.
- 9) **Insurance:** Part of the fee may go toward insurance coverage for common areas, protecting against potential liabilities and damages.
- 10) **Pest control for common areas,** such as shared spaces in residential communities, is essential to maintain a clean and healthy environment.
- 11) **Shuttle Bus service:** We arrange the shuttle bus service for all homeowners & tenants to the shopping Malls and Beaches. including Fuel, repaving and maintenance cost.
- 12) **Amenities:** Costs associated with maintaining and operating amenities and everything related common area.