

SCHEDULE 4

LIST OF MATERIALS AND EQUIPMENT FOR A TYPICAL APARTMENT

A. Main building general provisions

Item	Provision	Remark
FOUNDATION	Bored piles for the building	
SUPERSTRUCTURE	Reinforced concrete structure	
WALLS	External and internal walls: Reinforced concrete / concrete blocks / brick walls	
ROOF	Reinforced concrete flat roof with waterproofing and insulation	
LIGHTNING PROTECTION	In accordance with the Vietnamese Standard TCVN 9385:2012, QCVN 12:2014/ BXD, NFC 17-102. And reference to AS 1768:2007.	

B. Apartment unit provisions

No.	Item	Provision	Remark
Living and dining room			
1	Floor	Imported Marble	
2	Wall	Plaster and emulsion paint finish	Paint: Nippon, Dulux or equivalent
3	Ceiling	Flat ceiling and bulkhead (where applicable) in plaster board and emulsion paint finish	Paint: Nippon, Dulux or equivalent Refer to the ceiling renders for normal ceiling units & double volume ceiling units
4	Shoe cabinet	Custom-made cabinet with high gloss acrylic finish (1-Bedroom, 2-Bedroom, 3-Bedroom without private lift lobby)	An Cuong, Casta, or equivalent
5	Entrance door	Fire rated timber door and digital lock set	
6	Air-conditioner	Single and/or multi split and/or VRFs concealed ducted system	Daikin, Mitsubishi or equivalent
7	Window	Powder coated aluminum frame with double glazing glass (low-E coating on one side) (where applicable)	
8	Electrical features	Switches, power outlets, telephone and internet outlets, Data/ TV outlets	Schneider, Legrand or equivalent
		Basic ceiling LED down lights	Philips, Thorn or equivalent
		Video door intercom system	Fermax or equivalent

9	Smart Home System	Smart Mirror Air-con & Lighting Control, IP Camera Power source provision for motorized blind / curtain (exclusive of motor, track & blind / curtain)	Fermax or equivalent
Private Lift Lobby (3-Bedroom and 4-Bedroom with Private Lift lobby)			
1	Floor	Imported Marble	
2	Wall	Imported tiles and veneer (where applicable)	
3	Ceiling	Flat ceiling in plaster board and emulsion paint finish	Paint: Nippon, Dulux or equivalent
4	Shoe cabinet	Custom-made cabinet in high gloss acrylic finish	An Cuong, Casta, or equivalent
5	Electrical features	Basic ceiling LED down lights with motion sensor	Philips, Thorn or equivalent
6	Air-conditioner	Air conditioned with linear diffuser air grille	
Bedroom			
1	Floor	Engineering timber floor	
2	Wall	Plaster and emulsion paint finish	Paint: Nippon, Dulux or equivalent
3	Ceiling	Flat ceiling and bulkhead (where applicable) in plaster board and emulsion paint finish	Paint: Nippon, Dulux or equivalent Refer to the ceiling renders
4	Door	Laminated hollow timber door	
5	Wardrobe	Custom-made wardrobe in high gloss acrylic finish	An Cuong, Casta, or equivalent
6	Air-conditioner	Single and/or multi spilt and/or VRFs concealed ducted system	Daikin, Mitsubishi or equivalent
7	Window	Powder coated aluminum frame with double glazing glass (low-E coating on one side)	
8	Electrical features	Switches, power outlets, Data/ TV outlets Basic ceiling LED down lights	Schneider, Legrand or equivalent Philips, Thorn or equivalent
9	Smart Home System	Air-con & Lighting Control for master bedroom Air-con Control for bedroom Power source provision for motorized blind / curtain (exclusive of motor, track & blind / curtain) for master bedroom	Fermax or equivalent
Bathroom			
Common bathroom			
1	Floor	Imported Marble	
2	Wall	Imported Marble	
3	Ceiling	Flat ceiling in moisture resistant plaster board and emulsion paint finish	Paint: Nippon, Dulux or equivalent
4	Door	Laminated hollow timber door	

5	Sanitary wares	Wash basin, water closet	Duravit or equivalent
6	Sanitary fittings & accessories	Wash basin faucet, shower cubicle complete with shower set, shower ledge, toilet paper holder, towel rail and robe hook Rain shower for 3-Bedroom and 4-Bedroom units with Private Lift lobby	Axor or equivalent
		Bidet spray	Hansgrohe or equivalent
7	Vanity Cabinet & Mirror Cabinet	Custom-made cabinet in high-gloss acrylic finish Vanity counter top with marble finish	An Cuong, Casta, or equivalent
8	Window	Powder coated aluminum frame with laminated glass (where applicable)	
9	Electrical features	Switches, waterproofing power outlet	Schneider, Legrand or equivalent
		Basic ceiling LED down lights	Philips, Thorn or equivalent
		Hot water heater	
		Mechanical Ventilation	
Master bathroom (2-Bedroom, 3-Bedroom and 4-Bedroom units only)			
1	Floor	Imported Marble	
2	Wall	Imported Marble	
3	Ceiling	Flat ceiling in moisture resistant plaster board and emulsion paint finish	Paint: Nippon, Dulux or equivalent
4	Door	Laminated hollow timber door	
5	Sanitary wares	Wash basin, bathtub and water closet Automatic washlet for 4-Bedroom units only	Duravit or equivalent
6	Sanitary fittings & accessories	Wash basin faucet, shower cubicle complete with shower set, shower ledge, toilet paper holder, towel rail and robe hook Rain shower for 3-Bedroom and 4-Bedroom units with Private Lift lobby	Axor or equivalent
		Bidet spray (2-Bedroom and 3-Bedroom units only)	Hansgrohe or equivalent
7	Vanity Cabinet & Mirror Cabinet	Custom-made cabinet in high-gloss acrylic finish Vanity counter top with marble	An Cuong, Casta or equivalent
8	Window	Powder coated aluminum frame with laminated glass window (where applicable)	
9	Electrical features	Switches, waterproofing power outlet	Schneider, Legrand or equivalent
		Basic ceiling LED down lights	Philips, Thorn or equivalent
		Hot water heater	

		Mechanical Ventilation	
Maid's toilet (3-Bedroom and 4-Bedroom with Private Lift lobby)			
1	Floor	Porcelain tiles	
2	Wall	Porcelain tiles	
3	Ceiling	Flat ceiling in moisture resistant plaster board and emulsion paint finish	Paint: Nippon, Dulux or equivalent
4	Door	PVC foldable door	
5	Sanitary wares, fittings & accessories	Wash basin with faucet, water closet, hand-held shower set, toilet paper holder	Toto, American Standard or equivalent
6	Electrical features	Switches, power outlet	Schneider, Legrand or equivalent
		Basic ceiling LED down lights	Philips, Thorn or equivalent.
		Mechanical Ventilation	
Kitchen			
Kitchen (1-Bedroom, 2-Bedroom, 3-Bedroom without private lift lobby)			
1	Floor	Imported Marble	
2	Wall	Imported tiles & glass for splashback (where applicable)	
3	Ceiling	Flat ceiling in plaster board and emulsion paint finish	Paint: Nippon, Dulux or equivalent
4	Cabinet	Custom-made cabinet in high-gloss acrylic finish with Blum brand hinges and Hettich brand hardwares or equivalent. Kitchen counter top with marble finish	An Cuong, Casta or equivalent
5	Kitchen Accessories	Kitchen sink with faucet + 1 bowl sink for 1-Bedroom units + 1 and a half bowl sink for 2-Bedroom, 3-Bedroom without private lift lobby units	Hansgrohe or equivalent
6	Appliances	Induction cooking hob, exhaust hood and built-in oven. + 2-burner induction cooking hob for 1-Bedroom units + 4-burner induction cooking hob for 2-Bedroom, 3-Bedroom without private lift lobby units	Kuppersbusch or equivalent
7	Electrical features	Switches, power outlets	Schneider, Legrand or equivalent
		Basic ceiling LED down lights	Philips, Thorn or equivalent
		Water point, water discharge and power point provision for washing machine (for 1-Bedroom and 2-Bedroom units)	

		Water point, water discharge and power point provision for dish washer (all units except for 1-Bedroom units type 1B1, 1B2, 1B6, 1B7, 1B8, 1B9, 1B10 and 1B14)	
		Hot water heater	
		Ducted mechanical ventilation from exhaust hood to loggia	
Dry kitchen and Wet kitchen (3-Bedroom and 4-Bedroom with Private Lift lobby)			
1	Floor	Imported Marble	
2	Wall	Imported tiles & glass for splash-back (where applicable)	
3	Ceiling	Flat ceiling in plaster board and emulsion paint finish	Paint: Nippon, Dulux or equivalent
4	Door	Laminated hollow timber door	
5	Cabinet	Imported kitchen cabinet from Europe: +Wall cabinets in high-gloss acrylic finish with Blum brand hinges, Grass brand drawer slider or equivalent. +Base cabinets in veneer finish with Blum brand hinges, Grass brand drawer slider or equivalent. Counter top with marble finish	Mobalpa or equivalent
6	Kitchen Accessories	Kitchen sink with faucet + 1 and a half bowl sink for dry kitchen + 1 and a half bowl sink for wet kitchen	Hansgrohe or equivalent
7	Appliances	Induction cooking hob, exhaust hood and built-in oven. + 2-burner induction cooking hob for dry kitchen + 4-burner induction cooking hob for wet kitchen	Kuppersbusch or equivalent
8	Electrical features	Switches, power outlets	Schneider, Legrand or equivalent
		Basic ceiling LED down lights	Philips, Thorn or equivalent.
		Water point, water discharge and power point provision for dish washer for wet kitchen	
		Hot water heater	
		Ducted mechanical ventilation from exhaust hood to loggia	
Utility and/or Yard (3-Bedroom and 4-Bedroom)			
1	Floor	Porcelain tiles	
2	Wall	Plaster and emulsion paint finish	Paint: Nippon, Dulux or equivalent
3	Ceiling	Flat ceiling in plaster board and emulsion paint finish	Paint: Nippon, Dulux or equivalent
4	Door	Laminated hollow timber door	

5	Electrical features	Switch, power outlets Basic ceiling LED down lights Power point, water point and water discharge provision for washing machine	Schneider, Legrand or equivalent Philips, Thorn or equivalent.
Store (where applicable)			
1	Floor	Porcelain tiles	
2	Wall	Plaster and emulsion paint finish	Paint: Nippon, Dulux or equivalent
3	Ceiling	Flat ceiling in plaster board and emulsion paint finish	Paint: Nippon, Dulux or equivalent
4	Door	Laminated hollow timber door	
Study / Flexible Room (1-Bedroom units)			
1	Floor	Imported Marble or engineering timber floor (where applicable)	
2	Wall	Plaster and emulsion paint finish	Paint: Nippon, Dulux or equivalent
3	Ceiling	Flat ceiling and bulkhead (where applicable) in plaster board and emulsion paint finish	Paint: Nippon, Dulux or equivalent
4	Door	Laminated hollow timber door (where applicable)	
5	Air-conditioner	Single and/or multi split and/or VRFs concealed ducted system	Daikin, Mitsubishi or equivalent
6	Electrical features	Switches, power outlets Basic ceiling LED down lights	Schneider, Legrand or equivalent Philips, Thorn or equivalent.
Loggia			
1	Floor	Imported porcelain tiles	
2	Wall	Plaster and emulsion paint finish	Paint: Nippon, Dulux or equivalent
3	Ceiling	Perforated aluminum panel ceiling for 1-Bedroom (except for units at ground floor), 2-Bedroom and 3-Bedroom units Flat ceiling with skim coat and emulsion paint finish for 4-Bedroom units Flat ceiling in moisture resistant plaster board and emulsion paint finish for 1-Bedroom units at ground floor	Paint: Nippon, Dulux or equivalent
4	Sliding door	Aluminum framed laminated glass sliding door in powder coat finish	
5	Balustrade	Laminated glass railing or Laminated glass and perforated screen railing for 1-Bedroom units at ground floor	
6	Electrical features	Switch	Schneider, Legrand or equivalent

		Basic wall mounted LED light	Philips, Thorn Euroto or equivalent
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C. Notes

1. Marble is natural stone materials containing veins with tonality differences. There will be colors and markings caused by their complex mineral composition and inherent impurities. While such materials can be pre-selected before installation, these material variances cannot be totally avoided.
2. Marble is natural material and required regular maintenance.
3. Tiles: Selected tiles sizes and tile surface flatness cannot be perfect and subject to acceptable range described in TCVN 6415:2005.
4. Glass: Glass is a manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage in certain pieces of heat-strengthened glass. The Buyer is recommended to take up home insurance covering glass breakage to cover this possible event.
5. Material, Fittings, Equipment, Finishes, Installations and Appliances
The brand, color and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to availability.
6. Television, Cable TV, Internet Connection and other services

All connection, installation, subscription and other fees and charges for television, cable TV, internet and other services supplied to the Sale Unit by third party service providers (whether chosen by the Buyer or appointed by the Seller or the Management Committee (when established) shall be paid by the Buyer.