

# METRO STAR

## HANDOVER CONDITION

**Basic option:**

Floor, Wall, Ceiling light, Kitchen, Toilet. But No Air conditioner, electric induction & kitchen hood, Clothes cabinets

No	Item	Brand/Material	Origin
<b>GENERAL</b>			
1	Elevator	Mitsubishi	Imported
2	Generator used for lighting corridors, ladders machine when power off	Cummin	Imported
<b>OTHER</b>			
<b>I. Floor</b>			
1	Bedroom	8mm thick laminate flooring	Krono/Egger... or equivalent: German, China
2	Living room, dining room	Porcelain tiles Dimension: 600mmx600mm	Taicera/ Vietceramic/ Prime/Changyih Kons
3	Kitchen	Porcelain tiles Dimension: 600mmx600mm	Taicera/ Vietceramic/ Prime/Changyih Kons
4	Bathroom	Anti-slip porcelain tiles 300mm x 600mm	Taicera/ Vietceramic/ Prime/Changyih Kons
5	Balcony, logia	Anti-slip porcelain tiles 300mm x 600mm	Taicera/ Vietceramic/ Prime/Changyih Kons
<b>II. WALL</b>			
1	Putty Paint	Jotun/ICI/Nippon/Kova	Jotun/ICI/Nippon/Kova Vietnam
2	Paint	Two-layer paint. Colors according to the design	Jotun/ICI/Nippon/Kova Vietnam
3	Baseboard	Bedroom: composite plastic baseboard Living room, kitchen, dining room: tiles of the same category with the floor 100mm x 600mm	Bedroom: B.A / Manhata or equivalent. Living room, kitchen, dining room: Kito / Huanqiu / Hemei or Chinese equivalent
<b>III. CEILING</b>			

1	Living room	Concrete ceiling with plaster ceiling covering technical pipes, interior paint	Ceiling: Boral / Vinh Tuong / Gyproc Paint: Jotun / ICI / Nippon / Kova
2	Bedroom		
3	Kitchen		
4	Dining room		
5	Bathroom	Moisture resistant plasterboard finished with paint	Ceiling: Boral / Vinh Tuong / Gyproc Paint: Jotun / ICI / Nippon / Kova
<b>IV. Door</b>			
1	Door at Balcony and logia	6 mm tempered glass plastic door. Depending on design and wind load"	Manufactured and erected by EuroWindow, Century, Start or a domestic company
2	Lock for main door	Imported Handle 304 stainless steel	Yale / Hafele or equivalent
3	Main door	Laminate fireproof wooden doors, Dark color, wood grain, size according to the design	An Cuong / Trung Nam or the equivalent
4	Function- room door	Laminate fireproof wooden doors, Dark color, wood grain, size according to the design	An Cuong / Trung Nam or the equivalent
5	Bathroom door	Moisture-proof industrial wood doors According to the design	American Door / Tuong Viet / An Cuong / Sunwood / Minh Duong Vietnam
<b>V. Bathroom:</b>			
1	Wall	Translucent porcelain tiles. Size 300mmx600mm	Taicera/Vietceramic/Prime/Changyih Kons
2	Toilet	Bright colors, modern designs	American Standard, Caesar, Vietnamese Cotto or imported
3	Lavabo	According to the design	American Standard, Caesar, Vietnamese Cotto or imported
4	Function - room door	According to the design	An Cuong / Trung Nam or equivalent
5	Shower, wash hose	According to the design	American Standard, Caesar, Vietnamese Cotto or imported
6	Mirror	Aqua glass	Dinh Quoc, Viglacera, Inax Vietnam

7	Accessories: + Toilet paper racks + Towel ring + Glass shelves + Towel bar	By design	American Standard, Caesar, Vietnamese Cotto or imported
8	Ventilator	By design Only fitted for bathroom without ventilation windows	Panasonic/Kruger/M & Y/LTI/Broan
9	Indirect water heater for shower	By design	Ferroli or equivalent
<b>VI. Kitchen</b>			
1	Kitchen cabinet (below)	Industrial Wood Size depends on the design position	An Cuong/Casta/Tuong Viet/TTT/Savimex
2	Kitchen surface	Natural or artificial stone Size depends on position	
3	Sink	Double sink Size depends on position	Fagor/Teka/ Malloca/Hafele
4	Faucet/Tap	Stainless Steel	Fagor/Teka/ Malloca/Hafele
<b>VII. Power system:</b>			
1	MCB	By design	Ls/Sino or equivalent
2	Switch	Depending on the design position	Legrand/Schneider/Panasonic/Simon/Hager
3	Socket	Depending on the design position	Legrand/Schneider/Panasonic/Simon/Hager
4	Electric cable	Depending on the design position	LS/Capdivi/Olympic/TaihanSacom/Think Phat
5	Ceiling lights, ceiling tiles	1 room 1 bulb	Simon/Sj-lite/AC/Paragon/Comec
7	INTERCOM	Depending on the design position	ABB/Commax/Fermax/Aiphone
8	Electric Stove	Supply power to each device including power source for electric cooker / induction hob (4kw) Provide backup power supply for electric / induction cooker (4kw), manual switching of power supply	
9	Fire alarm system	Provided according to the approved design of Fire Protection Department According to the design	Follow fire protection requirements according to current standards

<b>VIII. Air-conditioning system - Ventilation</b>			
1	Invisible gas condenser and condenser water system (not equipped with air-conditioner)	Providing plumbing including copper pipes and condensate drainage pipes. Do not provide air conditioner According to the design	
2	Natural or forced ventilation	Wind system to the bathroom According to the design	Natural ventilation for bathrooms with windows

Note:

The materials and equipment inside the above apartment can be changed by equivalent materials and equipment during the construction process by Party A.

In addition to the basic equipment and utensils, Party A will equip many art and natural items according to the Design Book as agreed with Party B.

Party B at its own expense, may negotiate with Party A to install other equipment (if required)