

# THE O9 STELLARS

## SPECIFICATIONS FOR RESIDENTIAL UNITS

### A. MAIN BUILDING

Item	Provision	Remark
FOUNDATION	Bored piles and diaphragm wall	
BASEMENT AND SUPERSTRUCTURE	Reinforced concrete	
WALLS	External and internal walls: Reinforced concrete / Bricks / Blocks / Glass	
ROOF	Reinforced concrete flat roof with waterproofing and insulation	
LIGHTNING PROTECTION	In accordance with the Vietnamese Standard TCVN 9385:2012. And reference to AS 1768:2007.	

### B. RESIDENTIAL UNITS

	Item	Provision	Remark
<b>FULL FINISH UNIT SPECIFICATIONS</b>			
<b>1-Bedroom Units, 2-Bedroom Units, 3-Bedroom Units</b>			
<b>Entrance foyer, Living and dining room</b>			
1	Floor	<ul style="list-style-type: none"> <li>Porcelain tiles</li> </ul>	
2	Wall	<ul style="list-style-type: none"> <li>Plaster and emulsion paint</li> </ul>	
3	Ceiling	<ul style="list-style-type: none"> <li>Plaster and emulsion paint</li> </ul>	
4	Window	<ul style="list-style-type: none"> <li>Aluminum window frame with double glazed tempered glass / heat strengthened glass</li> </ul>	Where applicable
5	Entrance door	<ul style="list-style-type: none"> <li>Fire rated timber and digital lock</li> </ul>	
6	Cabinet	<ul style="list-style-type: none"> <li>No Provisions.</li> </ul>	
7	Air-conditioner	<ul style="list-style-type: none"> <li>Piping only</li> </ul>	
8	Electrical features	<ul style="list-style-type: none"> <li>Distribution Board (DB), Switches, power outlets and basic ceiling light fittings</li> <li>Multifunction outlet (for IP Telephone / data / IP TV)</li> <li>Video door intercom system</li> </ul>	

No.	Item	Provision	Remark
<b>Bedrooms</b>			
<b>Master Bedroom</b>			
1	Floor	<ul style="list-style-type: none"> <li>Porcelain tiles</li> </ul>	
2	Wall	<ul style="list-style-type: none"> <li>Plaster and emulsion paint</li> </ul>	

No.	Item	Provision	Remark
3	Ceiling	<ul style="list-style-type: none"> <li>Plaster and emulsion paint</li> </ul>	
4	Window	<ul style="list-style-type: none"> <li>Aluminum window frame with double glazed tempered glass / heat strengthened glass</li> </ul>	
5	Door	<ul style="list-style-type: none"> <li>Timber frame door</li> </ul>	
6	Wardrobe	<ul style="list-style-type: none"> <li>No Provisions.</li> </ul>	
7	Air-conditioner	<ul style="list-style-type: none"> <li>Piping only</li> </ul>	
8	Electrical features	<ul style="list-style-type: none"> <li>Switches, power outlets and basic ceiling light fittings</li> <li>Multifunction outlet ( for IP Telephone / data / IP TV ) for master bedroom of all units</li> </ul>	
<b>Bedrooms</b>			
1	Floor	<ul style="list-style-type: none"> <li>Porcelain tiles</li> </ul>	
2	Wall	<ul style="list-style-type: none"> <li>Plaster and emulsion paint</li> </ul>	
3	Ceiling	<ul style="list-style-type: none"> <li>Plaster and emulsion paint</li> </ul>	
4	Window	<ul style="list-style-type: none"> <li>Aluminum window frame with double glazed tempered glass / heat strengthened glass</li> </ul>	
5	Door	<ul style="list-style-type: none"> <li>Timber frame door</li> </ul>	
6	Wardrobe	<ul style="list-style-type: none"> <li>No Provisions.</li> </ul>	
7	Air-conditioner	<ul style="list-style-type: none"> <li>Piping only</li> </ul>	
8	Electrical features	<ul style="list-style-type: none"> <li>Switches, power outlets and basic ceiling light fittings</li> </ul>	
<b>Bathroom</b>			
<b>Common bathroom</b>			
1	Floor	<ul style="list-style-type: none"> <li>Waterproofing with protective cement screed and Porcelain tiles</li> </ul>	
2	Wall	<ul style="list-style-type: none"> <li>Waterproofing (to designated height) with plaster and Porcelain tiles to exposed areas</li> </ul>	
3	Ceiling	<ul style="list-style-type: none"> <li>Moisture resistant gypsum board with paint</li> </ul>	
4	Window	<ul style="list-style-type: none"> <li>Aluminum window frame with double glazed tempered glass / heat strengthened glass</li> </ul>	Where applicable
5	Door	<ul style="list-style-type: none"> <li>Timber frame door</li> </ul>	
6	Sanitary wares, fittings & accessories	<ul style="list-style-type: none"> <li>Wash basin with faucet and water closet. Shower enclosure complete with mixers, rain and hand-held shower sets</li> <li>Toilet paper holder, tower rail where applicable</li> </ul>	
7	Vanity Counter top	<ul style="list-style-type: none"> <li>Solid Surface</li> </ul>	
8	Cabinet	<ul style="list-style-type: none"> <li>Mirror cabinet where applicable</li> <li>Under counter vanity cabinet</li> </ul>	

No.	Item	Provision	Remark
9	Electrical features	<ul style="list-style-type: none"> <li>Power outlet, basic ceiling light fitting and mechanical ventilation where applicable</li> <li>Hot water supply from electric water heater</li> </ul>	
<b>Master bathroom</b>			
1	Floor	<ul style="list-style-type: none"> <li>Waterproofing with protective cement screed and Porcelain tiles</li> </ul>	
2	Wall	<ul style="list-style-type: none"> <li>Waterproofing (to designated height) with plaster and Porcelain tiles to exposed area</li> </ul>	
3	Ceiling	<ul style="list-style-type: none"> <li>Moisture resistant gypsum board with paint</li> </ul>	
4	Window	<ul style="list-style-type: none"> <li>Aluminum window frame with double glazed tempered glass / heat strengthened glass</li> </ul>	Where applicable
5	Door	<ul style="list-style-type: none"> <li>Timber frame door</li> </ul>	
6	Sanitary wares, fittings and accessories	<ul style="list-style-type: none"> <li>Wash basin with faucet, water closet,</li> <li>Shower enclosure complete with mixers, rain and hand-held shower sets</li> <li>Toilet paper holder, towel rail where applicable</li> </ul>	
7	Vanity counter top	<ul style="list-style-type: none"> <li>Solid Surface</li> </ul>	
8	Cabinet	<ul style="list-style-type: none"> <li>Mirror cabinet where applicable</li> <li>Under counter vanity cabinet</li> </ul>	
9	Electrical features	<ul style="list-style-type: none"> <li>Power outlet, basic ceiling light fitting and mechanical ventilation where applicable</li> <li>Hot water supply from electric water heater</li> </ul>	
<b>Kitchen</b>			
1	Floor	<ul style="list-style-type: none"> <li>Porcelain tiles</li> </ul>	
2	Wall	<ul style="list-style-type: none"> <li>Glass / Solid surface / porcelain tiles backsplash. Plaster and emulsion paint to other areas</li> </ul>	
3	Ceiling	<ul style="list-style-type: none"> <li>Gypsum board ceiling with paint</li> </ul>	
4	Cabinet	<ul style="list-style-type: none"> <li>Wall and Base cabinets</li> <li>Solid surface / natural stone counter top</li> </ul>	
5	Wares and fittings	<ul style="list-style-type: none"> <li>Stainless steel sink with faucet</li> </ul>	
6	Appliances	<ul style="list-style-type: none"> <li>Electric cooker hob, cooker hood</li> </ul>	
7	Electrical features	<ul style="list-style-type: none"> <li>Switches, power outlets and basic ceiling light fittings</li> <li>Hot water supply from electric water heater</li> </ul>	
<b>Loggia</b>			
1	Floor	<ul style="list-style-type: none"> <li>Waterproofing with protective cement screed and Porcelain tiles.</li> </ul>	
2	Wall	<ul style="list-style-type: none"> <li>Plaster and emulsion paint.</li> </ul>	
3	Ceiling	<ul style="list-style-type: none"> <li>Moisture resistant gypsum board with paint.</li> </ul>	Where applicable

No.	Item	Provision	Remark
4	Door	<ul style="list-style-type: none"> <li>Aluminum frame door with double glazed tempered / heat strengthened glass</li> </ul>	
5	Balustrade	<ul style="list-style-type: none"> <li>Laminated tempered / heat strengthened glass</li> </ul>	
6	Fittings	<ul style="list-style-type: none"> <li>Bib tap where applicable</li> </ul>	
7	Electrical features	<ul style="list-style-type: none"> <li>Basic ceiling light fitting.</li> <li>Power outlet where applicable</li> </ul>	

## B.Notes

- Marble and granite are 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.
- Marble and granite are natural material and require regular maintenance.
- Tiles: Selected tiles sizes and tile surface flatness cannot be perfect and subject to acceptable range described in TCVN 6415:2005.
- 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 Party B is recommended to take up home insurance covering glass breakage to cover this possible event.
- Material, Fittings, Equipment, Finishes and Installations  
The brand, color and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to availability. The Party A has the right to modify the materials specified herein provided that the quality standards are maintained.
- Television, telecom, Internet Connection  
All connection, installation, subscription and other fees and charges for television, telecom, Internet and other services supplied to the Sale Unit by third party service providers (whether chosen by the Party B or appointed by the Party A or the Management Committee (when established) shall be paid by the Party B.