



CentrePoint

In the strategic heart of Saigon

## Project Info

Address	106 Nguyen Van Troi, Phu Nhuan district, HCMC
Developer	Nguyen Vu Investment JSC
Duration	19 months construction period

### Site Info

Total Site Area	4136.4 sqm
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### Building Info

Gross Area	44,929 sqm
Net Area	29,605 sqm
Total Office Rental Area	27,000 sqm
Number of Floors ( above ground)	15
Ground Floor	1,112 sq.m
Mezzanine (First Floor)	808 sq.m
Podium Floor (1 - 4)	2,166 sq.m
Upper Floor (tower floor 5-15)	1804 sq.m
Floor 15 Floor ( above ground)	
+2 basement level ( below ground)	
Total Height of Building	60m
Car Parking	1:480 sq.m. 61 spaces
Motorbikes Parking	1:24 sq.m. 1250 spaces
1st Basement Area	
2nd Basement Area	
Façade	Aluminium Composite Cladding - Light Grey
Exterior Finishing	

## Property Fact Sheet

Lobby Granite	Floor - Gray Granite. Wall - Cop per Penny Alucobond Panel. Grey Granite. Glass front.
Entrance Drive	
Covered Drop-Off point	N/A
Floor loading	600kg/ sq.m on Ground floor/ 1st floor
Office Typical floor	400kg/ sq.m





## M & E

Building Management	Nguyen Vu Investment Joint Stock Company
Elevator - Type	Kone
Elevator - Speed	2.5 m/s
Elevator - Capacity	2000 KG (20 - 25 people)
Elevator - Special Features	Two-Bank System
Elevator - Number	8
Elevator- serving basements	High Zone Lifts - Basement1, Ground Floor, Floor 9 to Floor 15 - 4 lifts
Serving Basement B2 & B1	Low Zone Lift - Floor Basement 1 to Floor 8 (not serving Mazzanine) - 4 lifts .One low zone lift and one high zone lift is dedicated for services.
A/C - Type	VAV Chilled water system
A/C - Capacity	4,500 KW equates to less than 1:10 sq.m
A/C - Features	Controlled by the building monitoring and control system to provide a consistent and stable temperature.
A/C - Controls	High Efficiency 4 x 14W T5 with Electronic Ballast
Lighting - Type	Multi Cell Aluminium Louver - Recessed
Lighting - Modules	Office: 400 Lux, Public Area: 00 Lux, Car park: 00 Lux
Lighting - levels	30 watt per sq. meter
Power density (tenant floor)	Sub-metered to each tenancy/suite
Lighting - Metering	Genset
Power Backup - Type	N/A
UPS Back-up	2(two) x 1800 kVA prime
Power Backup - Capability	Each floor is provided with its own Low Voltage Distribution Boards with outgoing circuit breakers for tenant use.
Electrical System	The tenant is expected to install their own submain cable and meter to suit the size of tenancy.
Communication	
Telephone Lines - Type	200 - 300 per floor





# MDF Capacity

PABX type/capacity

Telephone - # of outlets

Telephone - # of Lines

Networking Capability

Type of mobile phone signal

Antenna system

Satellite Receiver

Cable Management

TV connection

Internet Service Providers

Finishing

Ceiling - System

Ceiling - Grid Size

Flooring - Type

Windows - Type

Ceiling height (Office Area),

Lift Lobby & Corridor

Security

Security - System

Number of cameras

Security Center basement B1

Locks in office - type

Others CCTV video r

Distribution Frame (DF) -50 pair per floor

improvement antenna Rosenberger booster

Parabol and cable optic

Fixed floor boxes in the concrete screed.

VNPT, Viettel, FPT, SPT

Gypsum board with fire prevention glass fibre inside.

600 x 600 mm

concrete floor

50x150 aluminium frame, grey, powder coated.

2.65m (office area)

Central Access Control system supplied for connection by the tenant. 24 hour security guard

Cameras monitor car parks, common areas, lift lobbies etc.

Control room on GF





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# Safety

Fire Safety Standard	Building Code of Australia
Federals Fire Resistant doors	Steel doors
Fire Safety equipments	Fire alarms, hosepipes, hydrant pipes in every fire stairs
Sprinkler System - Type	Automatic
Monitoring System Alarm Control Valves	
Fire Alarm - System Addressable	Emergency warning intercom system
Smoke Detectors System	AS1670
Fire Door - Specification	2 hour
Fire Escapes	3 per floor
Stairwell Ventilation	Two speed fans with Pressure sensor control and fire alarm control
Voice evacuation Public Address System for all floors	Yes
Fire command center	Control room on GF
Capacity of fire tank	cu.m. (effective Capacity)
Capacity of raw water tank	cu.m.
Designed per day water	Consumption Liters per person per day
Amenities	Movepick Hotel (5*), GF Café/Food Court,
Toilets - Type	
Floor: Granite ; Wall: Marble; Partition	
Equipment:	
Toilet accessories	Motion sensor taps
Toilets - Female/ Ground Floor	female toilet of Office Floors - 4 WC, 4 lavatories
Toilets - Male/Ground	male toilet of Office Floors - 3 WC, 3 lavatories, 3 urinals.
Toilets - Female/ Floor 1-9	male toilet of Office Floors - 4 WC, 5 lavatories, 4 urinals.
Toilets - Male/ Floor 1-9	female toilet of Office Floors - 6 WC, 5 lavatories
Toilets - Female/ Floor 10-15	male toilet of Office Floors - 4 WC, 5 lavatories, 4 urinals.
Toilets - Male/ Floor 10-15	female toilet of Office Floors - 4 WC, 4 lavatories
Toilets - Handicap/ Floor	
Wheel chair Ramps-Location ground level	N/A
Pantry/ Kitchen/ Floor	Every Floor
Consultant - Int'l	
Architects	PTW
Façade design	
Project Manager	HBP
Structural Engineer Maunsell Viet Nam	
Main Contractors	Cotecon
Property Manager	NGUYEN VU INVESTMENT JOINT STOCK COMPANY
Marketing Consultant Savills Vietnam	

