

PROJECT INFO

Address	106 Nguyen Van Troi, Phu Nhuan district, HCMC
Developer	Nguyen Vu Investment JSC (Refico)
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	29,115 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	Motorbike Parking
2nd Basement Area	Car & Motorbike Parking
Façade	Aluminium Composite Cladding - Light Grey
Exterior Finishing	

PROPERTY FACT SHEET

Lobby Granite	Gray Granite. Wall - Copper Penny Alucobond Panel. Grey Granite. Glass front.
Covered Drop-Off point	N/A
Floor loading	7.5kg/ sq.m on Ground floor/ 1st floor
Office Typical floor	3.0kg/ sq.m

M & E

Building Management	Refico
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 - Controls	Controlled by the building monitoring and control system to provide a consistent and stable temperature.
Lighting - Type	High Efficiency 4 x 14W T5 with Electronic Ballast
Lighting - Modules	Multi Cell Aluminium Louver - Recessed
Lighting - levels	Office: 400 Lux, Public Area: 00 Lux, Car park: 00 Lux
Power density (tenant floor)	30 watt per sq. meter
Lighting - Metering	Sub-metered to each tenancy/suite
Power Backup - Type	Genset
UPS Back-up	N/A
Power Backup - Capability	2(two) x 1800 kVA prime
Electrical System	Each floor is provided with its own Low Voltage Distribution Boards with outgoing circuit breakers for tenant use. The tenant is expected to install their own submain cable and meter to suit the size of tenancy.
Communication	
Telephone Lines - Type	Type 200 - 300 per floor

MDF CAPACITY

PABX type/capacity	
Telephone - # of outlets	
Telephone - # of Lines	Distribution Frame (DF) -50 pair per floor
Networking Capability	Networking Capability
Type of mobile phone signal	improvement antenna Rosenberger booster
Cable Management	Fixed floor boxes in the concrete screed.
Fibre Optical Connection	4 to each floor
Internet Service Providers	VNPT, Viettel, FPT, SPT
Ceiling - System	Gypsum board with fire prevention glass fibre inside.
Ceiling - Grid Size	600 x 600 mm
Flooring - Type	concrete floor
Windows - Type	50x150 aluminium frame, grey, powder coated.
Ceiling height (Office Area), Lift Lobby & Corridor	2.65m (office area)
Security	Central Access Control system supplied for connection by the tenant. 24 hour security guard
Security - System	
Number of cameras	Cameras monitor car parks, common areas, lift lobbies etc.
Security Center basement B1	Control room on GF
Security Contractor	Long Hai Security

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	Yes
System for all floors	
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
Equipment:	
Toilet accessories	Motion sensor taps, motion sensor flush
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	
Pantry/ Kitchen/ Floor	Every Floor
Architects	PTW
Project Manager	HBP
Structural Engineer	Maunsell Viet Nam
Main Contractors	Cotecon
Property Manager	REFICO