RM
ROYAL MANSION

STANDARD HANDOVER
MATERIALS AND EQUIPMENT SCHEDULE

NO.	ITEM	MATERIAL DESCRIPTION	REMARKS
I. FLOOR FINISHES			
1	Living room, bedrooms, dining room, entrance foyer	Premium engineered wood flooring 12 mm thick, water-resistant green-core board Dimensions and colors as per design	An Cuong / Newsky / Hansol
2	Kitchen	Porcelain tiles Dimensions and colors as per design	Prime or equivalent
3	Bathrooms	Anti-slip porcelain tiles Dimensions and colors as per design	Prime or equivalent
4	Loggia	Anti-slip porcelain tiles Dimensions and colors as per design	Prime or equivalent
II. WALL FINISHES			
1	Living room, bedrooms, dining room, corridors	Finished with emulsion paint	Jotun / Nippon / Dulux or equivalent
2	Loggia	Finished with emulsion paint	Jotun / Nippon / Dulux or equivalent
3	Bathrooms	Porcelain tiles Dimensions and colors as per design	Prime or equivalent
III. CEILINGS			
1	Living room, bedrooms, dining room, corridors	Gypsum board ceiling Putty and finished emulsion paint	Ceiling: Vinh Tuong / Gyproc / Zinca or equivalent Paint: Jotun / Nippon / Dulux or equivalent
2	Bathrooms	Moisture-resistant gypsum board ceiling Finished with emulsion paint	Ceiling: Vinh Tuong / Gyproc / Zinca or equivalent Paint: Jotun / Nippon / Dulux or equivalent
3	Loggia	Reinforced concrete ceiling with skim coat Finished with emulsion paint	Paint: Jotun / Nippon / Dulux or equivalent
IV. ENTRANCE DOORS AND WINDOWS			
1	Apartment entrance door	Premium fire-resistant engineered wood door	Hardware (excluding lock): Hafele / Yale / Imudex / Kinlong
2	Apartment entrance door lock	Modern multifunctional digital smart lock: fingerprint, PIN code, card, mechanical key, etc.	Hafele / Yale / Adel / Philip or equivalent
3	Internal doors	Engineered wood doors Dimensions, specifications and colors as per design	Woodsland / Minh Long
4	Main loggia door	Powder-coated aluminum frame Triple-layer Low-E glass as per design	Hardware: Kinlong / Draho / Roto / Giesse or equivalent
5	Bedroom windows	Powder-coated aluminum frame Triple-layer Low-E glass as per design	Hardware: Kinlong / Draho / Roto / Giesse or equivalent
6	Loggia railing	Tempered glass railing Dimensions, specifications and colors as per design	
7	Louvers (at outdoor air-conditioning unit location)	Powder-coated aluminum Dimensions, specifications and colors as per design	

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V. KITCHEN CABINETS AND APPLIANCES			
1	Kitchen cabinets	Moisture-resistant engineered wood Dimensions and colors as per design	MDF board: Minh Long / Woodland Kitchen hardware: Hafele / Blum / Imude
2	Kitchen countertop	Engineered stone Dimensions and colors as per design	Vicostone, imported stone or equivalent
3	Backsplash between upper and lower cabinets	Engineered stone Dimensions and colors as per design	Vicostone, imported stone or equivalent
4	Hob	Electric induction hob Model as per design	Hafele / Teka / Malloca or equivalent
5	Kitchen sink	Stainless steel sink Dimensions and design as specified	Hafele / Teka / Malloca or equivalent
6	Kitchen sink faucet	Stainless steel hot/cold faucet Color and design as specified	Hafele / Teka / Malloca or equivalent
7	Range hood	Built-in cabinet range hood Color and design as specified	Hafele / Teka / Malloca or equivalent
VI. BATHROOM FIXTURES			
1	Washbasin	Design as specified	TOTO or equivalent
2	Washbasin faucet	Premium hot/cold faucet Design as specified	TOTO or equivalent
3	Vanity countertop	Engineered stone Dimensions and colors as per design	Vicostone, imported stone or equivalent
4	Toothbrush sterilizer	Design and color as specified	MIREA KOREA or equivalent
5	Shower and faucets	Hot/cold shower fittings and faucets Modern, elegant design	TOTO / Italisa or equivalent
6	Bathtub, shower and faucets (3-bedroom apartments only)	Hot/cold shower fittings and faucets Modern, elegant design	TOTO or equivalent
7	Mirror cabinet	Moisture-resistant engineered wood Mirror cabinet with integrated LED lighting to standard	Woodsland / Minh Long or equivalent
8	Toilets	Electronic bidet seat for the master bathroom, or the bathroom in apartments with only one bathroom. Soft-close toilet seat for other/shared bathrooms.	TOTO or equivalent
9	Shower enclosure	Tempered glass shower partition	Matching stainless steel hardware
10	Other bathroom accessories	Toilet paper holder and towel rail as per design 304 stainless steel floor drain as per design	
VII. ELECTRICAL EQUIPMENT			
1	Apartment electrical distribution board	Recessed modular distribution board	Hager / Panasonic / Siemens / Schneider
2	Ceiling lights in living room, bedrooms, kitchen and bathrooms	Recessed LED downlights as per design	
3	Loggia ceiling light	Surface-mounted cylindrical downlight as per design	

NO.	ITEM	MATERIAL DESCRIPTION	REMARKS
4	Accent lighting (mirror cabinet, kitchen)	LED strip lighting as per design	
5	Power sockets and switches	Modern design	Hager / Panasonic / Siemens / Schneider
6	Telephone and internet outlets	Modern design	Hager / Panasonic / Siemens / Schneider
7	Electrical protective switching devices in apartment	As per standard	Hager / Panasonic / Siemens / Schneider
9	Water supply and drainage piping system	As per standard	Tien Phong / Binh Minh / Dekko or equivalent
10	Air-conditioning system	Two-way multi-split air-conditioning system with concealed ceiling ductwork as per design	Daikin / Samsung / LG or equivalent
11	Video door entry system (door phone)	As per standard	Panasonic / ABB / CNB or equivalent
12	Water heater	As per standard	Ferroli / Ariston or equivalent
13	Exhaust fan	As per standard	Panasonic / Mitsubishi
14	In-apartment speakers	As per standard	Equipment installed in accordance with the approved fire prevention and fighting design
15	In-apartment fire protection system	As per standard	Equipment installed in accordance with the approved fire prevention and fighting design

Notes:

1. The order in which brands, suppliers and/or materials appear in this document is for reference only, is random, and does not indicate any priority in selection or installation. The Developer/Seller has full discretion to select the actual brands, suppliers and materials used to equip and fit out the Apartment, provided that their quality is equivalent to or higher than the published standard.

2. This document is for reference only. The Developer/Seller may adjust, change or update information, images, technical specifications, materials, equipment and other descriptions to align with the approved design, the Project's brand standards, actual construction conditions and requirements of competent government authorities (if any).