



MY PHUOC IP CUSTOMER SERVICE CENTER

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My Phuoc Industrial Park Customer Service Center has highly appreciated for customer's attention and support through the past time. Located in 13th highway, 45 kilometers away from Ho Chi Minh City in the North, My Phuoc IP was established in June 2002 with total area of 6,400 ha, it has attracted more than 380 enterprises from many countries as Taiwan, Korea, Japan, Thailand, Singapore, Malaysia, United Kingdom, United State, France, Italia, Holland, Germany, India, Vietnam ...

Now, we have developed an area of ready-built factories serving for small and medium enterprises. The customers can lease and operate business immediately without waiting time for factory construction, to take advantage of business opportunity for success. Ready – built factory information is as follows:

A/ Rental fee:

1. Factory rental fee : 5 USD/sqm/month (accordance with land area) excluding VAT
2. Management and maintenance fee: 0.3 USD/sqm/month (accordance with land area) excluding VAT

B/ Technical information:

Total land area of a factory: 1,062sqm (18m x 59m) constructed specifically as:

1. **Factory:** Area $\{(18m \times 30m) + (12m \times 10m)\} = 660$ sqm
 - Height from the ground to the top of roof: 11m, basement structure, piles, girder made by reinforced concrete, loading capacity of floor is 3 tons/sqm; rolling steel entrance and exit door with motor; Main gross-weight sustainment of factory is steel truss frame with well-isulated and ventilating metal roof, back door of the factory is covered by polycarbonat.
2. **Office:** Ground floor and first floor area: $\{(6m \times 5m) + (12m \times 10m) + 12sqm\} = 162$ sqm
 - Height of ground floor: 4m and first floor: 3.5m; basement structure, piles, girder, floor, roof made by reinforced concrete, brick walls, aluminum frame glass windows; entrance door is hinge floor with glass of 10 milimeters in thick; ground floor tiled with size 60cm x 60cm of glossy tiles, granite stairs and stainless steel handrail.
3. **Toilet system:** Toilet area of ground floor and first floor: $\{(6m \times 5m) \times 2\} = 60$ sqm
 - Ground floor: **men restroom:** 2 toilets, 3 urine tubes, 1 shower, 2 lavabos, 1 water tap, 2 mirrors; **Lady restroom:** 2 toilets, 1 shower, 3 lavabos, 1 water tap (outside toilet room) , 3 mirrors. All equipments made from glaze and stainless steel.
 - First floor: **men restroom:** 2 toilets, 3 urine tubes, 2 lavabos, 2 water tap; **Lady restroom:** 2 toilets, 2 lavabos. All equipments made from glaze and stainless steel.
4. **Front yard:** Area $18m \times 15m = 270$ sqm, including:
 - Guardhouse: 9 sqm with basement structure, piles, girder, roof made by reinforced concrete, brick wall, 45x45 ceramic tile floor, aluminum frame glass window.
 - Reinforced concrete foundation, 2 stainless steel flag pole with 8.5m height, parterres, factories separated by iron fence ϕ 76 and concrete columns; Hue black granite signboard and mica number board of factory
 - Main gateway is stainless steel folding gate with automatic motor and sub- gate is iron gate
5. **Back yard:** Area $18m \times 4m = 72$ sqm, including:
 - Garbage house: 4 sqm with reinforced concrete basement structure, brick wall, tile roof and iron door.
 - Electric station 250 KVA placed on reinforced concrete pedestal surrounded by galvanized iron fence
 - Reinforced concrete foundation and back gate is pushing-iron-gate.
6. **Water supply and drainage system:** Including systems of rain water drainage, waste water drainage, running water supply and fire fighting water.
7. **Lighting system:** Including lighting system at factory, office, guardhouse, signboard, front and back yard and garbage house
8. **Firefighting and fire alarm system:** 3 boxes of hose reel, 1 fire hydrant (outdoor), 3 bottles of CO2 and 3 bottles of powder, 1 set of main fire alarm, 2 fire alarm bells, 5 smoke alarms.
9. **Anti- lightning system:** used for all factory area Spain Ingesco lightning rod with perimeter of $R_p = 107m$,

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