



OUR SERVICES

OVERVIEW OF SERVICES

Whether you want a new home, restaurant, hotel, resort, or any other type of building, NKD can offer a complete one-stop solution for all of your design and construction needs. We offer services covering the entire process from idea conception, architectural and interior design right through to construction, landscaping and all of the final finishing touches that follow.

We do not just take on full service projects, though. We are equally happy to help with whichever stages of your design and construction project you require.



DESIGN

Our full design and engineering service is the first step you will need to take on the journey to making your dream home a reality. We will work with you to develop an initial design brief and concept and then through a period of consultation will develop this into a photo realistic 3D model of your home. Once approved, we then carry out all of the necessary design and engineering work to produce a full set of construction plans from which to build your new home.

CONSTRUCTION

With a full set of construction plans, you are now ready to watch your dream home rise out of the ground. We have teams of professional construction workers under the control of highly experienced foremen who understand the high quality of finish that we and our clients expect of them. Throughout the construction period, our engineers will make regular site visits to ensure that all is being built according to plan.

CONSULTANCY

Our complete consultancy package is aimed at those self-managing their home construction, to give the confidence you need that all work is being carried out in accordance with your construction plans and that correct methods and procedures are being used by your building contractors. If during the build you have any doubts or if you simply do not understand a particular aspect of the construction process, we will be on hand to give you our impartial opinion and advice.

AFTER SERVICE

The relationship we have with our clients does not end once construction is complete and we are always happy to hear how our customers are settling into their new homes. We also give a comprehensive warranty which covers all structures for a period of five years from completion against any defects arising with relation to design, materials or workmanship. In the unlikely event that you do have any problems with your home, rest assured that we will be on hand to rectify the issues swiftly and with the minimum of disruption to your home life.



DESIGN

Designing a custom home involves many people and can be a daunting task. At NKD, we believe that it does not have to be that way which is why we have split the process into three manageable stages with clearly defined points of interaction with our clients. These relaxed consultation sessions are intended to gently guide you through the design process with zero pressure. Between sessions, you can sit back, relax and imagine yourself enjoying your new home, without needing to worry about the work involved in completing the process.

A ARCHITECTURE

Every client is different.... Some have a very clear idea of the layout and style of home that they want whilst others are overwhelmed by the endless possibilities that come with a custom designed home. In our first consultation, we would therefore work with you to establish and develop an initial design brief for the project, ensuring that it is correctly aligned with your needs and budget. We would then produce a 3D computer model of a design concept fitting this brief, enabling you to see every aspect of the design inside and out in almost photo realistic quality. Then, through a period of further consultation sessions, we refine this 3D computer model into a final design. We do not put a limit on the number of consultations we have with our clients as it is important that you do not feel rushed into decisions. We give you the time and space that you need in order to ensure that you are entirely happy with the design before progressing onto the next stage.

B ENGINEERING

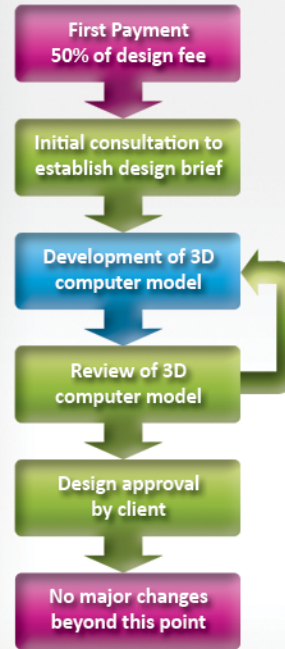
Once the architectural design concept is complete, we set about creating the construction plans. This is the most labour intensive part of the design process. First, we produce the architectural plans giving the layout and dimensions of the house. These are then passed on to a structural engineer from which all of the necessary calculations are made in order to produce the structural engineering drawings. Meanwhile, we would also be preparing the plumbing and electrical drawings. Once the first draft set of drawings is complete we would have a further consultation to ensure that you are happy with all details such as lighting layouts and the positions of electrical sockets, for example.

C PLANNING

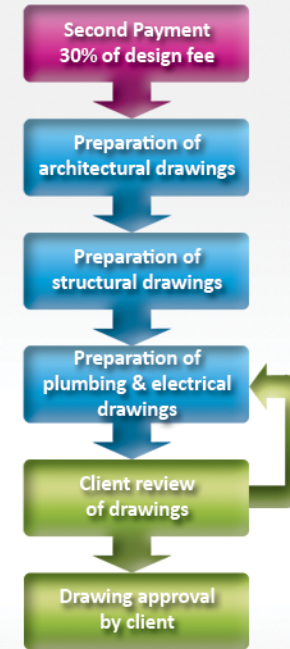
With a complete set of construction drawings, we are now ready to create a Bill Of Quantities, or BOQ. This is a very detailed document in which we give full transparency of all of the raw material, labour and management costs that will go into building your new home. At this stage, we are able to show various different options for materials, fixtures and fittings, so that you can evaluate their cost impact and decide which best suit your budget. With costings agreed, the final small step remaining is planning permission. Whilst planning regulations are not as stringent in Thailand as in some other countries, seeking planning approval can still be a daunting task to undertake. Fortunately, we take all of the headache out of the process and can handle planning applications from start to finish. As we have vast experience of dealing with the planning authorities, we know what is required and permissible from the concept design stage. In the unlikely event that any alterations are required to the engineering plans and documentation we have provided for planning approval, we will make all such amendments free of charge.

DESIGN PROCESS

A ARCHITECTURE



B ENGINEERING



C PLANNING



DESIGN FEE

Our design fee is based on the total floor area established during our initial consultation. If during "Step A" the size of the home is increased by more than 10%, then the additional associated cost is added to the second payment. Similarly, if the size of the home is decreased by more than 10%, then this would be deducted from the second payment.

AREA		RATE	=	DESIGN FEE
<input type="text"/>	×	<input type="text"/>	=	<input type="text"/>



CONSTRUCTION

Once all of the design and planning work is complete and you have finalised all of your chosen options within the BOQ, we then draw up a fixed price contract for the construction of your home. The contract contains the plans and the BOQ so you can rest assured that you know what you will be getting for your money and more importantly exactly how much it will cost, with no hidden extras. Payments for the build are made in five instalments spread throughout the period of construction as shown opposite.

With our construction projects, we are essentially a project management company and do not employ workers directly. We serve materials to the site and arrange for all necessary subcontractors required to complete the build. We protect your investment by ensuring that all work on site is being conducted according to the construction documentation and that a high standard of build quality is maintained. Usually we will have one main subcontractor for the project, but then bring in additional subcontractors for specialist aspects of the build, for example swimming pools, home security and air-conditioning systems and suchlike.

There is a lot that goes in to the management of a construction project. The BOQ that we provide is totally transparent and as well as listing all raw material and labour costs, also shows that our company fee accounts for 25% of the total project cost. This fee covers all of the things apart from materials and labour that are needed to transform an empty plot of land into a high quality dream home.

MANAGEMENT

It takes time and resources to ensure the smooth running of the project. In the event that there are issues, we have the responsibility to resolve them.

QUALITY CONTROL

Ensuring that your home is being built according to the plans with a high quality finish, can only be done with regular visits to site by NKD and our engineers.

ADMINISTRATION

Our office staff take care of the sourcing and ordering of materials and deal with all of the payments to suppliers and contractors.

LOGISTICS

A building site can not run well without materials and so we handle the transportation of materials and equipment and arrange their timely arrival to site.

BURDEN OF RISK

We give a fixed price contract with a five year guarantee, so we have the burden of risk against material price increases and other unforeseen costs.

OVERHEADS

A contribution to the overheads of our company and office has to come from every project - we can't keep you in the picture, if we are working in the dark!

PROFIT

This is the final component of our fee, after all of the above have been covered. If our company is not making a profit, we do not have a viable business!

The majority of our clients are international and although planning their home in Thailand, are based in countries all over the world. As such we are well accustomed to remote working relationships. Being on site during a construction project and watching your new home rise up from the empty plot is a wonderful experience and one that we would encourage. However, with the pressures of your work, this may not be possible for you. With the majority of our construction projects, our clients are out of the country for most, if not all of the build. However, we understand the need to feel involved, which is why we send regular updates with photos and videos so that you still feel part of the process. It is a wonder of technology that we can now even have teleconferences with clients direct from our construction sites in the most remote of locations, allowing us to walk and talk through exactly what is happening in real time.

CONSTRUCTION PROCESS

CONTRACT SIGNED

1ST PAYMENT - 30%

PHASE A

In this phase we would make the main concrete structure of the house including footings, columns, beams and slabs, up to the roof level of the house. At the end of this phase, the house is beginning to take shape and is essentially a large framework from which you can get a good idea of its proportions. Your dream is finally rising from the ground!

STRUCTURE

2ND PAYMENT - 25%

PHASE B

This is when we add on the roof and brick in the walls. We will then add in all electrical conduits and plumbing pipe-work where necessary and then render the walls. With this phase complete you now have the shell of the house that you can walk around in and really get the sense of the interaction between all of the internal and external spaces.

MASONRY

3RD PAYMENT - 25%

PHASE C

This is the finishing phase, as it is when we begin all of the surface finishes. We start by adding in the ceilings. Then we move onto the tiling of floors and walls, where required. Depending of the type selected, the windows and doors may also be installed. Finally the interior and exterior walls are painted. Now it already feels like a home.

FINISHING

4TH PAYMENT - 15%

PHASE D

We now add in all of the fixtures and fittings that you have chosen such as the bathroom suites, the kitchen, light fittings and built-in furniture..... all of the personal touches that turn a house into a dream home. We are now ready to hand over the keys and let you start enjoying the many happy years you are sure to have in your new home.

FITTING

PROJECT COMPLETE

5TH PAYMENT - 5%

PROJECT COST ESTIMATION

We can only give an accurate costing for home construction once the detailed BOQ has been made. However, from our experience we can give an initial estimate based on the average cost per square metre. This would give a reasonable estimate, and then after making the initial BOQ there would be room to adjust the final project cost depending on the fixtures and fittings selected

AREA		AVERAGE		ESTIMATE
<input type="text"/>	×	<input type="text"/>	=	<input type="text"/>



CONSULTANCY

Self managing a home build project can be a very rewarding undertaking, giving a satisfying feeling of achievement once the project is complete. However, there are many potential pitfalls and this is all the more so when trying to build in a foreign country, dealing with unfamiliar working practices and customs. We offer a complete construction consultancy package to give you the confidence you need that all work is being carried out in accordance with your construction plans and that correct methods and procedures are being used by your building contractors. If during the build you have any doubts or if you simply do not understand a particular aspect of the construction process, we will be on hand to give you our impartial opinion, advice and also the benefit of our experience, having built so many homes in Thailand before. We would also make thorough checks at the key stages of construction.

✓ SETTING OUT

It is crucial that the land is correctly marked out with the positions of footings. Mistakes at this stage can often go unnoticed and only become apparent much later in the construction when it is too late or very costly to correct them.

✓ CONCRETE

A lot of design and engineering has gone into the concrete structure to ensure that it will be strong enough to carry the loads and stresses that will be placed upon it. If mistakes are made with the amount or positioning of steel reinforcement (re-bar) within the structure it can have disastrous consequences. What is worse is that once concrete is poured, it is impossible to detect if errors have been made until it is too late. We would check the re-bar in every column, beam and slab before any concrete is poured to make sure everything is as it should be.

✓ ROOF

There are a number of points during roof construction where errors can lead to either minor roof leaks or in the worst case, major structural failure and roof collapse. We check all roof frame work and tiling procedures to ensure that you have a strong roof that will not leak when the next rainy season comes.

✓ BLOCKWORK

Simple errors with the marking out of wall positions can also be costly to fix, so we ensure that the block work gets off to a good start by being correctly marked out. As block work progresses we also check positions of windows, doors, electrical conduits and so on so that everything is in place before any walls are rendered.

✓ PLUMBING

Work on plumbing begins at an early stage of construction, with some pipe work being positioned in ground slabs. Repositioning pipes later is not an easy task, so we come to check that this first fix has been done according to the plans. We also check at all other stages of plumbing installation to make sure that correct procedures are being used and you will not have plumbing problems arising later, after your contractors have long since finished your home.

✓ ELECTRICAL

Electrical work is one of the areas where our clients have most concern, and quite right too, as mistakes here can be deadly. Thailand does not enforce the same safety standards for electrical work that some other countries do and this is evident in the high number of devastating electrical fires that occur here every year. Fortunately, you need not worry about becoming another statistic as we ensure that all electrical work is up to Western standards.

Our consultancy fee depends on the size and location of your project and also on the level of involvement that you require from us. We would be happy to provide an initial consultation free of charge to discuss your project further and see how we can tailor a consultancy package to suit your exact requirements.



AFTER SERVICE

At NKD we put a strong emphasis on service. Throughout the design and build process you will meet our architects, engineers, site workers and various other members of our staff. However, we understand the importance of having a single familiar point of contact to walk you through the process step by step from start to finish. The same familiar face will be on hand to answer any questions that you have and to ensure that the transition from one phase to the next runs seamlessly. The relationship we have with our clients does not end once construction is complete and we are always happy to hear how our customers are settling into their new homes.

THREE MONTH TUNE UP

When we complete construction of a new home we try to ensure that everything is perfect before being handed over to our clients. Once our clients move in and begin enjoying everyday life in their new home, there is always the possibility that some minor defects may surface. Three months after the handover we get back in touch with our clients and if required will return to resolve any such issues.

BUILDING WARRANTY

We also give a comprehensive warranty which covers all structures for a period of five years from completion against any defects arising with relation to design, materials or workmanship. In the unlikely event that you do have any problems with your home, rest assured that we will be on hand to rectify the issues swiftly and with the minimum of disruption to your home life.

CONSTRUCTION ADVICE FOR SELF MANAGED PROJECTS

Were we have provided our design services to clients who then go on to self manage the build themselves, we are also always delighted to hear how they are getting on with their construction project. If they do have issues with their build or need an impartial opinion, we are just a phone call or e-mail away and are more than willing to give the benefit of our experience to assist if we can.



ADDITIONAL SERVICES

As well as architectural design, engineering and construction, we also offer a range of other services either individually or as part of a larger project.

✓ SWIMMING POOLS

What better way to finish off a dream home here in Thailand with its tropical climate, than a swimming pool. We can fully integrate a pool into the concept for your new home right from the start, or equally design one to fit in within the grounds of an existing home. There is a common misconception that swimming pools are expensive to build and expensive to maintain, however this does not have to be the case. Speak with us to find out how affordable this luxury really is.

✓ INTERIOR DESIGN

We would always give an impression of a possible interior style during the development of our 3D architectural model in the initial phase of designing your home. This would include colour schemes and tile choices and such like. However, you may wish to take this a little further by utilising our full interior design services. In this case, we would create a complete interior design concept, uniquely tailored to suit your requirements and budget. In addition to colour schemes, we would also identify and source all other fixtures, fittings, furniture and soft furnishings needed make your house a home from day one.

✓ GARDEN LANDSCAPING

The climate here in Thailand affords beautiful tropical gardens all year round. However they do not just happen by accident, and certainly can benefit from careful planning to make the most of a given plot. It is also important that a garden design is a good fit with the design of a house. It is the final piece of the jig-saw, and usually the largest single 'space' within your home. We can ensure that your garden is a part of your home from the very beginning of the home concept creation.

✓ BUILDING EXTENSIONS & RENOVATIONS

We do not just take on new build projects. We also have the capacity to apply our skill and experience to breathe life back into an old building, whether you need a complete re-design and renovation for a whole new look and feel, or a simple home extension to give extra living space.

✓ DEMOLITION & SITE CLEARANCE

Maybe your plot of land is overgrown or has existing unwanted structures on it. If this is the case, we have the capability to safely demolish any old structures, then clear and level the land ready for construction. We can also arrange for the land to be filled if the height needs to be raised prior to construction.

To find out more about the services that we offer, please feel free to contact us and arrange an initial consultation. We will be happy to discuss the scope of your project with you in detail without obligation.

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