

TECHNIUM  
SPACE



# GENERAL INFORMATION

METRIC - IMPERIAL



## GENERAL INFORMATION

We appreciate that important to everyone, are quality, time frames, prices, what's included and what's involved?

We live in a world that has for the vast majority become a mass-production, mass-volume, throw-away, disposable society.

A house is however an investment, and required for a far longer duration. - Well in excess we would like to think of 50 years.

Unlike our mass-produced throw-away society, every 2D Prefabricated modular section and 3D Fully Modular (*Volumetric*) building is bespoke. Nothing is 'Off the shelf'. Using sustainable and recyclable materials, in an energy efficient and environmentally friendly manufacturing process.

Accordingly with all being totally bespoke, there is and can be no individual 'fixed price'. Or indeed a 'starter price', even for the likes of a seemingly simple description of a '3 bedroom house'. Before we can realistically start to advise you, there is far more needed to be known.

The calculations of our Manufacture & Supply prices may start from the m2 / sq.ft Constructed size, (*not Living area - which is on average, approximately 18% smaller*) but those calculations do not end there! Far from it. (*Note: In the U.S., 'Living area' also excludes the garage etc.*)

Then there are the number of levels, plus numerous and varied specifications and design parameters of the structure itself, all dependent on an infinite number of factors (*location, climate, geology, wind, snow, rain, height, sub-level conditions etc*) and also any country specific regulations and compliances. All effecting wall dimensions and specifications, and that's before we even start to consider the interior and finishes.

## MANUFACTURE & SUPPLY PRICE:

Our high-quality villas are generally requested to be supplied 'to essentially include all'. (*Optional of course.*)

But every project is totally unique, and dependent on so many of the above factors and specifications, of which just a few are referred to.

To avoid any potentially misleading information at the outset, we therefore do not simply pull figures from the air, or indeed generalise in any way, as regards either price or individual project time frames.

**For your own benefit, we deal in facts and not hypothetical scenarios.** We will be pleased to provide guide prices at the earliest opportunity - from provided architectural plans and full specifications. - (*With sufficient information, including target budgets, we will if necessary, always then try to suggest the best ways to achieve your goal and maximise your investment.*)

'Fully Inclusive' means Manufactured & Supplied - to include most essentials. With numerous options too. (*As mentioned, totally optional.*)

This supply from fully fitted kitchens and bathrooms. . . right down to the flooring, and every last individual chemical bolt and fixing bracket. (*Please see our attachment 'What's Included' for greater details.*)

Individual selections, preferences or upgrades of each and all\* elements, are available as required or specified. (*Price adjustments as applicable*) Or even part or totally omitted for your own personal supply. (*\*Only applicable to non-structural elements*)

## CONSTRUCTION TIMES:

All our modular section (**RAMS**) prefabricated buildings elements are supplied with the maximum prefabrication, pre-installation and completion possible within the factory, before shipment.

Once on site, an average\*\* 180m2 (**1,950 sq.ft**) villa could possibly take as little **21-28 days** (*maybe less*) to construct to a sealed and secure stage. With probably an **additional 45 - 60 days** required for internal installations, flooring, finishing, decoration and completion.

It is not uncommon however for all ground-floor wall panel modules (*both internal and external*) to be erected in just a matter of days.\*\*

(\*\*Subject to style, levels and specifications etc.)

All can be achieved easily, with a small locally supplied competent general build team, with the possible support of a Chief Engineer from our factory, to be on-site to guide, assist and oversee the local work-force during construction. (*Chief Engineer guide cost on request once project is known.*) Please appreciate that local labour is always the most economic, and also allows greater flexibility for 'local negotiations'.

This rapid construction time, professional guidance, and use of local labour will undoubtedly keep the labour costs to a minimum. (*Even without any on-site support, our advanced system is simple, and is supplied with construction plans, readable by any experienced builder. It has frequently been described as: "A little like constructing flat-pack furniture. - But with higher specifications and no parts missing!"*)

## CONSTRUCTION COSTS:

Labour costs for on-site construction are obviously not included in any of our initial Manufacture and Supply quotations. Local labour rates can understandably vary greatly from one global location to another, all of which having nothing to do with our own material supply.

As the length of time labour will be required is obviously quite minimal, (*in fact very minimal*) this will never be an excessive factor. Unlike more traditional and time-consuming forms of construction, requiring far more in the way of 'skilled labour', and for excessively longer periods.

## SHIPPING COSTS:

Surprising to most, global sea freight is far more economic than the likes of road transportation. - For example, it is in fact cheaper to ship by sea freight from Europe to New Zealand, than it is to road freight across parts of Europe.

How many containers are required for any project?      Like all the above, it is at the outset, somewhat of an unknown.      Just varying wall dimensions themselves playing a big part.

But for initial guide reference, the equivalent of approximately +/- 60m2 (**645 sq.ft**) of house, can be contained in a 40HQ shipping container. - For your initial reference, a container such as that, could be shipped between Europe and New Zealand for little more than €2,300 / US\$2,700.

(*Onward shipping to islands are always more expensive, but still a good indication that nowhere globally would be substantially cost-inhibitive.*)



## PROCESS TIMES:

Once designs have been submitted to the factory, guide assessments approved, and in turn contracts signed, deposits received, and structural drawings completed, *(around 2 - 3 weeks)* manufacturing will commence with the first shipments leaving the factory after a period of approximately **6 weeks**. *(Subject to project size, the entire project may be shipped together, or elements staggered and timed for 'as required'.)*

Shipping time throughout the world, on average, between **20 - 40 days**. *(Accurate details once project and location is known / finalised.)*

If not already completed, this period is the perfect opportunity for the final completion of all groundwork tasks. - I.e. Site clearance, preparation, 150mm (6") minimum slab foundation, service connections, etc. *(Locally undertaken)* In any circumstance where we are supplying any on-site support for construction guidance etc, it is essential that this is all completed in preparation / prior to the first delivery.

*Precise manufacturing time frames and best available shipping prices will be supplied in accurate detail prior to contract signing.*

## PROJECT ASSESSMENT:

Should you already have prepared plans, AutoCAD's, dwg files etc., then perfect. - We can undertake a full assessment for you. *(There will be some small additional details required from your local architect / technical engineer)* - If you only have simple outline concept ideas at this stage, please feel free to send them for our outline assessment and evaluation. Although we will where possible always try to provide some possible indication, we will rarely however be able to start quoting prices on such minimal information. - As explained, with so many factors to consider, please understand that it is impossible to get into any accurate indicative pricing at the outset from such minimal detail.

Please note: The very time-consuming task of a detailed quotation (BOQ) can normally only be undertaken after we have received an 'in principal' acceptance of our initial guide figures, *(these will be based on our having the full specifications and architectural plans, and not just 'assumed' or from simple 'floor plans')* and in turn, the relevant structural drawings completed.

## EXISTING PLANS:

As previously, we work directly from full specification .dwg files, (AutoCAD's) etc. Frequently designed and prepared for 'traditional' forms of construction, *(e.g. brick, block and concrete etc)* as supplied by your own appointed architects. *(Or in some instances, internet downloaded.)*

It is NOT a necessity for your architect to be familiar with Steel-frame prefabrication or construction. Our technical engineers will transpose all provided working files, into those structural drawings required for manufacture and construction. We of course liaise with architects, as required.

When you are ready to engage into a contract with us, we will undertake these structural design drawings and architectural element transpositions, followed by the production of a BOQ.

*(.dwg files with full structural specifications, any specified materials, load, wind and seismic detail etc., will be required for any detailed 'BOQ'.  
- Although we will always do our best to assist and guide you, no fully accurate quotation can be undertaken without them.)*

## ARCHITECTS:

**Yours?** - We welcome your appointing your own local architect. *(It is in fact a regulation in some countries.)*

Local architects are always familiar with any 'local requirements', *(both design-wise and for structural/building regulations)* and invariably they have good local contacts in the right places. *(Such as in planning offices, with the local Town Hall / Mayor and reputable/reliable contractors.)* If requested, we will try to introduce you to independent architects in your own specific global location. We cannot however always, 'recommend'.

**Or Ours?** - We are frequently asked can we undertake the design? Much as we can possibly assist with initial concepts, we do not have an in-house architectural design team. Our technical engineers are just that. Working in close liaison with any local architect, as / when necessary.

**3D renders** - To get a better idea of your dreams. Bring your ideas to life at an early stage, with our 3D floor plans and visualisations. *(CGI's)*

## PLANNING APPLICATIONS:

These are an element we do not get directly involved with. They will be undertaken by your local architect or design consultant, familiar with local requirements, and accordingly, local authorities.

## GUIDANCE & ADVICE:

We are here to guide and advise you in any way we can from the outset. And are always pleased to do so.

Please kindly appreciate however, that once we have progressed to a point where from your provided and sufficient project details, our guide price has been accepted 'in principal' by you, i.e. you are ready to commence and continue working with us on your project, unless a Purchase Contract is already in place, and subject to what is being requested / required from us, we may possibly in some circumstances, request a minimal continuation Consultancy / Advisory Fee.

- In the rare and unlikely event this should arise, this will **NOT** constitute the forming of any Purchase Contract commitment.
- But it will of course be **FULLY DEDUCTIBLE** from the final payment of your Project Purchase Contract, if / once made.

*We enjoy helping, and will be pleased to in any way we can. There are unfortunately, always a few that are prepared to abuse such assistance.*

## IN CONCLUSION:

This is only a generalised outline, but when read in conjunction with our website, we hope will provide you with sufficient initial information to encourage you to the next stage of creating your new space, with Technium Space. Please do not hesitate to contact us again, should you have any other further questions.

*Any conservative figures or time frames stated are for generalised and initial guide purposes only, and their accuracy is offered in good faith.*