

A woman with blonde hair is lying in a white hammock, smiling and holding a glass of amber-colored liquid. She is wearing a pink top. The background is a bright, sunny outdoor setting with green foliage.

10 STRESS-FREE STEPS TO A DREAM HOME

TECHNIUM
SPACE



1) Find your ideal plot

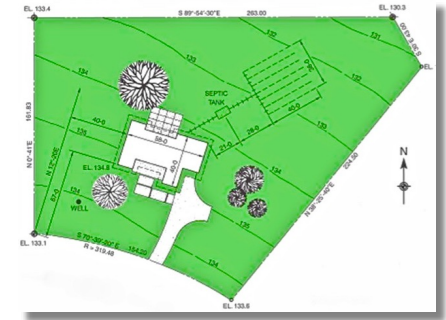
Once the plot for your new home, building or development project has been found and confirmed, you can start by putting together some simple outline floor plans of what you require.

You probably have many 'key points' in mind already, but now knowing the views and aspect, *(and permitted build size)* the fun begins in turning that wish-list, and those long-standing dreams into reality.

Bespoke design freedom ensures not just that, but also ensures every aspect of your plot can be fully utilised. From orientation and elevation, to views, access and topography.

Please be aware. As with any form of construction, you will at some point need to provide full plot details including topography and geotechnic surveys etc, to determine if any foundation requirements over and above that of the minimum and frequently sufficient concrete slab, (150mm / 6") are required.

(‘Surefoot’ ‘Excavation free’ foundation and footings system can also frequently be utilised. Please ask.)



2) Work with an architect

With the plot confirmed, and those visions firmly in your mind, now is the time to appoint / start working with an architect on those outline ideas. *(Unless you already have full plans prepared of course.)*

Your own local architect is welcomed *(and can be a regulation)* and is frequently advantageous. This not least, for their knowledge of local terrain, building regulations and requirements, association with reputable contractors, and familiarity with local planning officers and planning applications.

We also offer our own full in-house Architecture Concept and Design services as well, should you so wish. *(Please ask for further details.)*

The design process is definitely exciting and rewarding, but can of course in some circumstances, be time-consuming. So please allow plenty. - Far better to be all prepared, with time in hand later, than the opposite.

Once a working concept is finalised, you are ready for the next step.



3) Submit plans for Consent and a Guide Pricing

Planning consent is rarely a rapid process in any country!

So after the excitement of the design process, be prepared for this to be a long wait after submission.

But once planning consent is approved, you really are ready to start on what will be an exciting, smooth and stress-free journey to your dream home.

In addition, if not already done, please send us the completed architectural design and plans, *(as normally prepared for any conventional brick and block or even timber-frame construction)* and we will confirm if we have sufficient to provide just an outline guide price of the Manufacture & Supply for you.

If so, and after this guide price has been approved 'in principal' by you to proceed with us, the next step for a detailed quotation, is production of Structural Drawings by our engineers.

For these we will require your architects full specification AutoCAD's / .dwg files, and all design and thermal parameters and specifications.

These structural drawings are generally undertaken following the signing of a Purchase Contract.



4) The Manufacturing Process

For most 'average' projects, with a signed Purchase Contract in place, and the initial 30% deposit of our Manufacture and Supply price paid and received, the Structural & Engineering Drawings will be undertaken in preparation for manufacture.

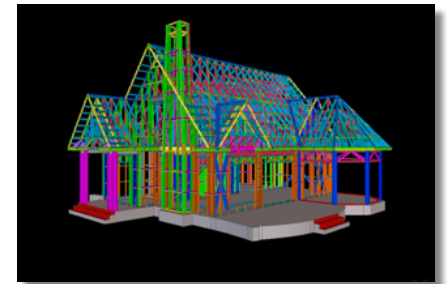
Manufacture will commence no later than 4 weeks after Contract signing, and assuming the second payment of 30% has been received.

(The first shipment being ready to leave our factory after approximately 6 weeks from 2nd payment receipt.)

The balance of 40% is required to then release product from our factory for immediate shipment.

For larger projects, maybe those requiring staggered 'part' shipments etc, arrangements for stage payments of the final 40% can frequently be arranged / applicable. No shipments can be made without appropriate payment having been received for them. *(For far larger projects we are always open to discussion, possible LOC's etc.)*

The manufacturing period is generally between 50 - 60 days.



5) Plot Preparations & Slab

If not already completed, then during these combined manufacturing and shipment periods, there is now ample time and ideal opportunity to ensure the plot has been cleared and fully prepared.

This being with clear site access, all excavations completed, *(including for pool, terraces etc)* the slab foundations, *(and/or any sub-levels)* service connections installed etc, all completed prior to and in preparation for the first delivery.

From your plans and geotechnic survey report we will have pre-advised if any requirements over and above the minimum 150mm / 6" foundation slab are required.
Or in the case of sub-levels, of any specific requirements.

We will notify and update you of manufacturing progress, and confirm that first shipment dispatch of 6 weeks after manufacturing commencement.



6) Shipping & Delivery

With the final / appropriate payments having been received, shipments will be dispatched from our factory.

For your reassurance, we welcome your contracting the likes of Bureau Veritas *(for example)* for independent inspection / confirmation / verification of full manufacturing completion and detailed elements loaded for shipment.

Safe packing into 40HQ/OT *(or 20HQ/OT)* containers for shipping of the primary construction elements will immediately commence. *(Packing is planned for both maximum economy and safety in transit.)*

Ongoing shipments may be staggered for convenience of the construction process and stage requirements. Shipping period for most global locations, is on average 21 - 30 days.

(Pre-quoted shipping costs - CIF - will be applied / included in the final payment.)

CIF is normally to your nearest seaport, with port to site transfer generally locally arranged for your maximum economy and site delivery timing precision. *(And if required, flexibility.)*



7) Construction can take just a few weeks

Having employed prefabrication to the maximum possible to reduce both material waste and labour time on site, the advanced factory sealed modular panels ensure nothing is exposed to the destructive and damaging effects of the elements for any period of time. *(As is the case with more traditional building methods.)*

The steel-frame fully completed modular components are ready for immediate and swift construction upon arrival on site, all aided by our rapid assembly, fail-safe jointing system.

The construction to a sealed and secure stage can be undertaken very easily by a locally contracted general build team, and if requested / possible, overseen, guided and assisted by a Chief Engineer from our factory. *(Any provided assistance for this stage is only from on the pre-prepared slab.)*

Construction to sealed and weatherproof, and assuming no HGS, can take from as little as 7 - 21 days, *(subject to size, design and complexity,)* with the locally appointed *(average 4/6 man)* construction team.



8) Internal Fixing and all Finishing

Every project is understandably different.

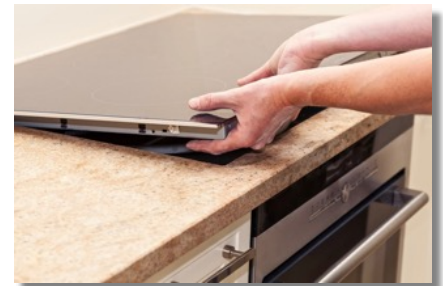
However, once the structure is fully completed to a sealed and secure stage, the external finishing details can be completed. And of course external elements such as terracing, pool, landscaping etc.

While this is being undertaken, the internal installations such as electrics and plumbing, and then the fixing of your kitchen, bathrooms, flooring, ceramics etc can be completed,

And finally the finer details of finishing and decoration.

This can also be easily undertaken by your own appointed team, with no additional guidance required.

All together, this from sealed and secure to completion, frequently taking between 40 - 60 days. *(With the locally appointed 4/6 man team, and subject to the individual project.)*



9) Final Inspections

Throughout the entire manufacturing and construction process, meticulous care and attention will have been taken to all details, and as a result, your home is now essentially completed.

In fact your house will have been pre-constructed within the controlled environment of our factory to ensure all is perfect, before shipment to site.

(Any local engineers are welcome to be here during this process for their own construction awareness.)

But it is at the final point of completion, that a second and thorough inspection is carried out. *(Any locally appointed professional team would do this as a matter of course.)*

This being both internally and externally, making certain that no small detail has been overlooked, and any 'snagging' is attended to.



10) Receive the Keys to your New Home

The final task? To move in and simply enjoy the space.

Technium Spaces' manufacturing facility produces beautiful, high quality, high specification houses, villas and buildings.

- Rest assured, when you take possession, you will find the finish and structural quality of your dream home will be of similar high standards, and will remain that way for many years to come.

Please note:

Any references to times are purely conservative and generalised, and are not references to any given project.



Another Dream Space.

Enjoy!



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No project is the same. Times etc are provided in good faith for general guidance purposes only.

