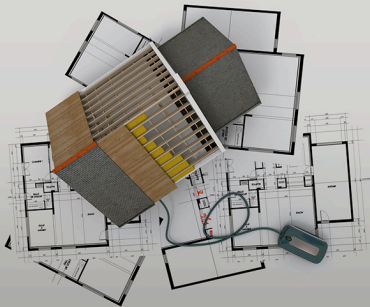
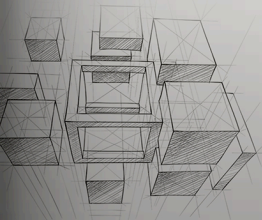




KMD Management Group

"...Make Visible."

MAKE VISIBLE





CONTENTS

INTRODUCTION
TO KMD MANAGEMENT



ABOUT KMD MANAGEMENT GROUP



KMD SERVICES



KMD ROLE & SERVICE CHART



PROJECTS REFERENCE

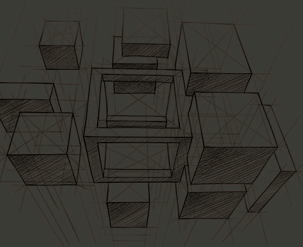


CONTACT US



ABOUT

KMD MANAGEMENT GROUP



KMD MANAGEMENT GROUP

“

KMD Management Group was established in 2004 bringing together a collection of experienced architects, designers, builders and managers from throughout Southeast Asia. The major philosophy at KMD is simply to create the highest quality design and workmanship and make life clear and simple for the client.

We have the capabilities, in house, to facilitate all levels of villa development be it design, construction, or overall project management.

Our mission is to integrate all levels of the development process to simplify and drive the project forward.

Whether your ambition lay in creating a luxury personal villa or a multi-villa complex, we can work with you all steps of the way.

Our skilled team can help you find a location, design an approved architectural plan, and manage the building throughout completion.

”

SERVICES

KMD'S PROFESSIONAL SERVICES
FOR VALUABLE CUSTOMERS



PROJECT AND CONSTRUCTION MANAGEMENT

KMD Management Group has one major philosophy: to create the highest quality design and workmanship and make life simple for the client. We have the capabilities, in house, to facilitate all levels of villa development be it design, construction, or overall project management. Our mission is to integrate all levels of the development process to simplify and drive the project forward.

Whether your ambition lay in creating a luxury personal villa or a multi-villa complex, we can work with you all step of the way. Our skilled team can help you find a location, design an approved architectural plan, and manage the building throughout completion.



SERVICES

KMD'S PROFESSIONAL SERVICES
FOR VALUABLE CUSTOMERS



2

ARCHITECTURAL, STRUCTURAL, MEP AND INTERIOR DESIGNS BY LICENSED ARCHITECTS AND ENGINEERS.

Our team of licensed architects and engineers come from a variety of design on hands on construction backgrounds throughout Southeast Asia. With decades of combined experience we have the broad base of expertise necessary to not only design your perfect plan, but also smoothly move through the process from land acquisition to sourcing the poolside furniture.



SERVICES

KMD'S PROFESSIONAL SERVICES
FOR VALUABLE CUSTOMERS

3

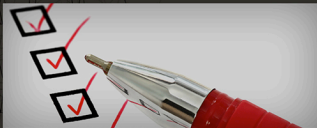
CONCEPT DESIGN AND FINANCIAL BUDGET CONTROL

At KMD we pride ourselves on providing clear and concise data about all projects. We will work with you to create a start to finish outline of the project or design, highlighting the overall budget distribution as well as an informative time-line. Changes and progress on budget spend form part of the regular reporting that we commit as a matter of course.

From initial concept we can help you realize a design that will not only fit your personal vision but also align with all national regulations and standards.



4



QUALITY ASSURANCE AND WORK INSPECTION

Our number one motivation at KMD is to create quality assurance for our clients. We utilize not only proven and reliable in professional building materials with exactly standards in materials quality and equipment commissioning, but also the latest and greatest architecture and design methods to ensure that the highest standards are met.

We also recognize that many clients are not resident in Thailand at the time a project is being built, therefore reporting detailed progress in photographic reports forms part of our standard service.



SERVICES

KMD'S PROFESSIONAL SERVICES
FOR VALUABLE CUSTOMERS

5

LIGHTING AND CONTROL SYSTEM DESIGN

We work with world class lighting designers to ensure stunning concepts and the most appropriate equipment is used, in addition to this our in house designers and installers are experienced in using the newest lighting technologies, conceptual techniques and control systems to work as architectural tools.



SERVICES

KMD'S PROFESSIONAL SERVICES
FOR VALUABLE CUSTOMERS

6



IT, AV, AND SECURITY DESIGN

Working with our highly experienced partners in Singapore and Thailand, whether you are looking for a simple outdoor speaker system, a personalized security system, or the latest in audio/visual technology, we can incorporate all your needs into a seamless IT/AV design plan. By considering technology during the initial design stages we eliminate the need for costly add-ins and help achieve a more functional system.



ROLE & SERVICES CHART

CUSTOMER TYPES VERSUS SIMPLIFIED CHART OF KMD ROLE & SERVICE

Private Residential Villa Owner
(Simplified Chart of KMD Role and Service)

Villa Owner / Client Representative

Head Office Support

Architect / Interior Design Consultant

KMD Management Group
Project Management
& Construction Management

KMD HEAD OFFICE SUPPORT

- Project Director
- Procurement / Tender Manager
- Safety Manager
- Cost / Manager
- Design Manager
- QC Manager

IT & AV

Landscape

KMD Project Manager

Lighting

Kitchen

KMD Architect Manager

KMD QA/QC Team

Main Contractor or A/S, MEP
and ID Contractors
(Under Fair Tender Evaluation)

Design and Shop Drawing
Coordination & Management

Structural Works

MEP Works

Architect /
Interior Works

Supervised by
KMD Structure Engineer

Supervised by
KMD MEP Engineer

Supervised
by KMD Architect

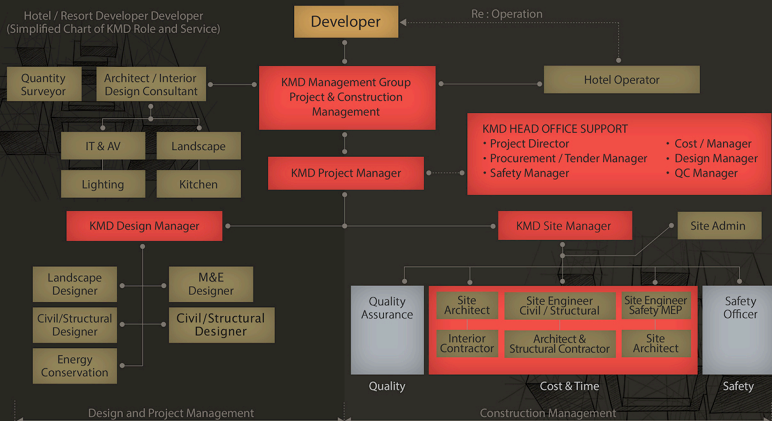
Design and Project Management

Construction Management

ROLE & SERVICES CHART

CUSTOMER TYPES VERSUS SIMPLIFIED CHART OF KMD ROLE & SERVICE

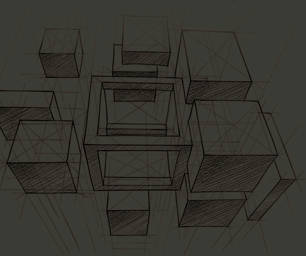
Hotel / Resort Developer Developer
(Simplified Chart of KMD Role and Service)





PROJECT REFERENCE

Under Project Management and
Construction Management Roles





NATAI RESORT AND HOTEL

NaTai Beach, Phang-Nga





NATAI RESORT AND HOTEL

NaTai Beach, Phang-Nga

The luxury 5-star hotel and resort is located on 23 Rais at NaTai in PhangNga Province. On a suitable perfect location at NaTai Beach, the project consists of 56 luxury guestrooms, superior grand lobby, Thai restaurant, western restaurant, large swimming pool and spectacular spa building. KMD Management Group's roles and responsibilities include Project Management, Construction Management and Design Management including Architectural & Structural Design, Mechanical & Electrical Design, and Interior Design





MAIKHAO RESORT AND HOTEL

Mai Khao Beach, Phuket



MAIKHAO RESORT AND HOTEL

Mai Khao Beach, Phuket

The luxury 5-star hotel and resort is located at MaiKhao Beach in Phuket. The project comprises of 11 one-storey villas, 11 two-storey villas and grand lobby building with 5-star standard design by well known designer, DWP. KMD Management Roles and responsibilities include Project Management, Construction Management, and Design Management including Architectural & Structural Design, Mechanical & Electrical Design, and Interior Design.





SIAM ESTATES TRISARA
Layan Beach, Phuket



SIAM ESTATES TRISARA

Layan Beach, Phuket

6-Star Luxury Residential Villa, Siam Estates is a large compound style residential villa located on a private bay on the northwest coast line of Phuket. It is set on 4 Rais of sea view land within the Trisara Residential Villa Project. The site, along with the design, and use of exquisite local materials provides the setting for one of the most breathtaking villas on the Island. The contemporary Thai style design incorporates teak wood local carvings on doors, windows, and gable ends. Using the highest quality materials and interior design features, the Villa encompasses all that luxury Thai living should be.

The villa is an app. 4000 Sq. m. 4 bedrooms, 2 living rooms compound with a fitness room and multiple infinity pools. KMD Management responsibilities include full Project management, Architectural & Structural Design (A&S), Mechanical & Electrical Design (M&E), Interior Design, and Construction Management.





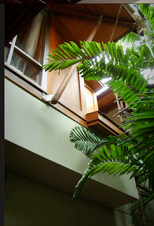
BAAN LAYAN, PHUKET
Layan Beach, Phuket

BAAN LAYAN, PHUKET

Layan Beach, Phuket

Located on a sea view plot over Layan Beach, luxury residential villa, Baan Layan was a ten year old contemporary tropical style home in need of upgrades. A new A&S, M&E, and interior renovation plan was designed and implemented in a short six month period. Among many additions, new Teak Wood trim, doors, and balustrade were constructed, as well as a new Teak Wood shingle roof. The swimming pool was overhauled with the newest filtration technology and retiled with mosaic gray marble to fit the new décor of the Villa.

Baan Layan is a 3 bedroom, 1 studio residential villa project which implemented full project design and construction management for A&S, M&E, and interior renovation.





TRISARA VILLA TB-17
Layan Beach, Phuket

TRISARA VILLA TB-17

Layan Beach, Phuket

Luxury Residential Villa TB-17 was built in a contemporary Balinese style three years ago and is located within the Trisara land plot. While preserving the Balinese style, two open air Salas were renovated into enclosed living spaces including full interior fit-outs and A/C systems. These spacious new living areas opened up the floor plan of the original design and allowed the pool to become integrated into the overall feel of the home. In addition, two new outdoor open air Salas were also constructed.

TB-17 Trisara incorporated full project design and construction management for A&S and M&E renovation.





SAMSARA PROJECT

Kammala Beach, Phuket



SAMSARA PROJECT

Kammala Beach, Phuket

Luxury Residential Villa TB-17 was built in a contemporary Balinese style three years ago and is located within the Trisara land plot. While preserving the Balinese style, two open air Salas were renovated into enclosed living spaces including full interior fit-outs and A/C systems. These spacious new living areas opened up the floor plan of the original design and allowed the pool to become integrated into the overall feel of the home. In addition, two new outdoor open air Salas were also constructed.

TB-17 Trisara incorporated full project design and construction management for A&S and M&E renovation.





SAJJA PROJECT

Layan Beach, Phuket



SAJJA PROJECT

Layan Beach, Phuket

Over-looking the Layan Beach, the Sajja, private swimming pool project, provided a challenge in creating a large infinity style pool that fit into the natural landscape of a high cliff edge. The gracefully swooping 600 cu. m. free form pool was recessed into the mountain side creating a platform for a seamless pool to sea feeling. The pool added exceptional design value to the property.

The Sajja swimming pool project incorporated full project design and construction management for A&S and M&E renovation





WHITEBOX RESTAURANT

Kammala Beach, Phuket



WHITEBOX RESTAURANT

Kammala Beach, Phuket

Luxury high-class seaside restaurant at Kamala Beach is one of the finest designs of building with limited land space. KMD Management role of the challenging assignment from the client is to design a spectacular sea view restaurant on the beach side. The utilization of limited land and building space was attentively considered during the design stage. After six months of efforts, the place turned to be one of the best sea view place for dining in Phuket.





THE PARK

Krathu, Phuket



THE PARK

Krathu, Phuket

At one of the well known residential developments at Krathu area, The Park Multi-Villa Complex around golf course was one of the design roles that KMD Management has been involved in Phuket property business. The 4 bedrooms villa was precisely designed considering the surrounding views and contemporary concept of luxury living standards. Architect and interior designs are parts of KMD's main task to ensure that it captures the customer's interest once built.





TAMAN VILLAGE

NaiYang, Phuket



TAMAN VILLAGE

NaiYang, Phuket

One of the Luxury Affordable Residential Villa Compounds in Phuket, Taman Village Project is comprised of 9 residential villas located at Naiyang area. The villa was designed for the best value in terms of sizes and functional areas that known to be one of the most valuable and affordable property investment in Phuket. The villa design was done by KMD Management Group beautifully and smartly to meet reasonable budget with spectacular looks and functions that client has to spend at least 30% more to obtain the same at other projects.





CHIC CONDOMINIUM PROJECT

Karon, Phuket

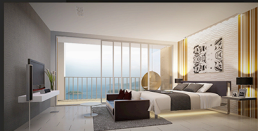




CHIC CONDOMINIUM PROJECT

Karon, Phuket

Chic Condominium locate at Soi Patak 20, Karon, Phuket which project value approximate is 147,000,000 Baht. Chic Condominium have total 126 rooms in 7 floors. The Contractor name is MW builder Co., Ltd. The scope of works include A&S works, MEP works, Interior work but exclude external works (Piling work, Car parking, Landscape, Swimming pool, Retaining wall, Fence, Road and Drainage).Project Start on January, 2012 and Finished on November, 2013





BLUE CANYON DUPLEX CONDOMINIUM

Thalang, Phuket



BLUE CANYON DUPLEX CONDOMINIUM

Thalang, Phuket

Blue Canyon Project, it is a fit out design and construction for 3 bedrooms duplex storey of 250 sqm. It is located at the residential area in the Blue Canyon Golf Course. Luxury style with mountain and Golf Course view.





IMAGINE PILAI PROJECT

Phang Nga





IMAGINE PILAI PROJECT

Phang Nga

Imagine Pilai Development comprises 7 villas on a 130 Rai of coastal land in Phang Nga Province of Southern Thailand

The project is developed as Hi-end private residences within a dense planting landscaped common area with significant water features that include an Entertainment zone, Beach club and Restaurant.





BENUE'S VILLA
Bang Tao Beach, Phuket



BENUE'S VILLA

Bang Tao Beach, Phuket

Residential Villa Project Locate at Bang Tao Beach, Phuket which project value approximate is 30,000,000 Baht. Total land area is 2,310 m², approximate utility space is 1,358 m². e Contractor name is Source Engineering Associates Co., Ltd. The scope of works include A&S works, MEP works, but exclude Interior work and Landscape work. Project Start on October, 2011 and Finished on March, 2013





MY PILAI PULSE RESORT AND SPA

Mai Khao Beach, Phuket

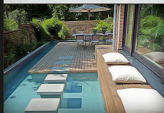
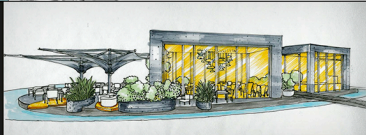
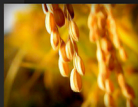


MY PILAI PULSE RESORT AND SPA

Mai Khao Beach, Phuket

Luxury boutique Resort and Spa is the one of the hotel developed by MaiKhao Dream Group after successful opening of MaiKhao Resort & Hotel in Phuket and Natai Resort & Hotel in Phang Nga. My Pilai Pulse Resort and Spa is located at Khao Pilai, costal land of 43 Rai (approx. 70,000 sq.m.) in Phang Nag Province. The resort is comprised of 500 key-guestrooms and other facility buildings, Water Park and Artificial Beach designs.

KMD Management group has started the work on this project since the beginning stage under the role of Design Management and Quantity Surveyor until finally becoming the Project Manager. We liaise with our client and designers closely to ensure that client's requirements are fully integrated in the design and that client's target budget has been accomplished.





CONTACTS

KMD MANAGEMENT GROUP



✉ 128/47 M.5 T.Rasada, A.Muang, Phuket, 83100

📍 081 895 7310

📞 ak@kmdmgmt.com

🌐 www.kmdmgmt.com

KMD MANAGEMENT GROUP



"....*Make Visible.*"

www.kmdmgmt.com