

COMPANY PROFILE

Phuket-based full-service architect and design studio

WWW.SMARTHITECTSTUDIO.COM

WHO WE ARE

- Smarthitect Studio (operated by Happy Project Co Ltd.) is a Phuket-based full-service architecture and design studio.
- We offer our clients a full range of architectural planning and design services as well as complete project management, from concept through construction.
- Our areas of significant experience and expertise include the entire implementation of the project – starting with your idea till handover – in one hand.



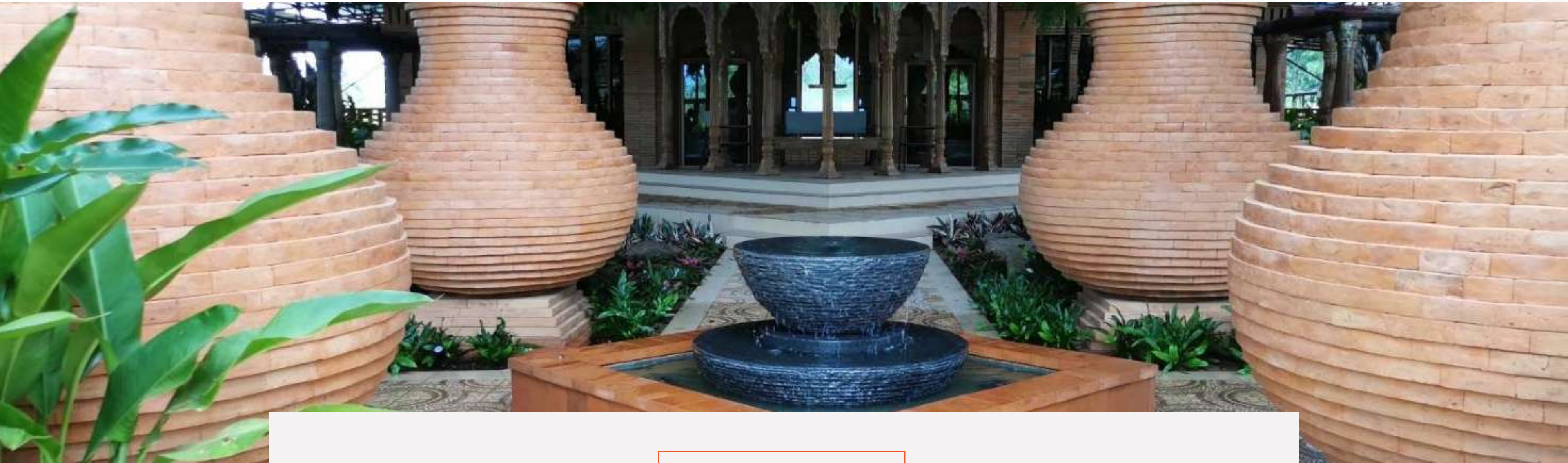
OUR VISION

Our vision is to be one of the leading, reputable and unswerving full-service architecture & design companies in Phuket by delivering creative, practical and sustainable solutions in European quality at local cost.

OUR MISSION

- To deliver exceptional quality and comprehensive sustainability while remaining cost-effective and meeting the specified time frame.
- To utilize 33 years of expertise and European quality while meeting local requirements.
- To provide creative and sustainable designs, we embrace advancements in materials and construction techniques, bringing innovation and creativity to every project we undertake.





OUR MOTTO

‘From concept to handover in one hand.’ – this is the Smarthitect way. We not only design but also manage the entire project till the handover process.

HOW WE WORK

We integrate the knowledge from various areas of expertise and our integrative work approach is highly beneficial for our clients. 'From concept to handover in one hand.' – this is the Smarthitect way.

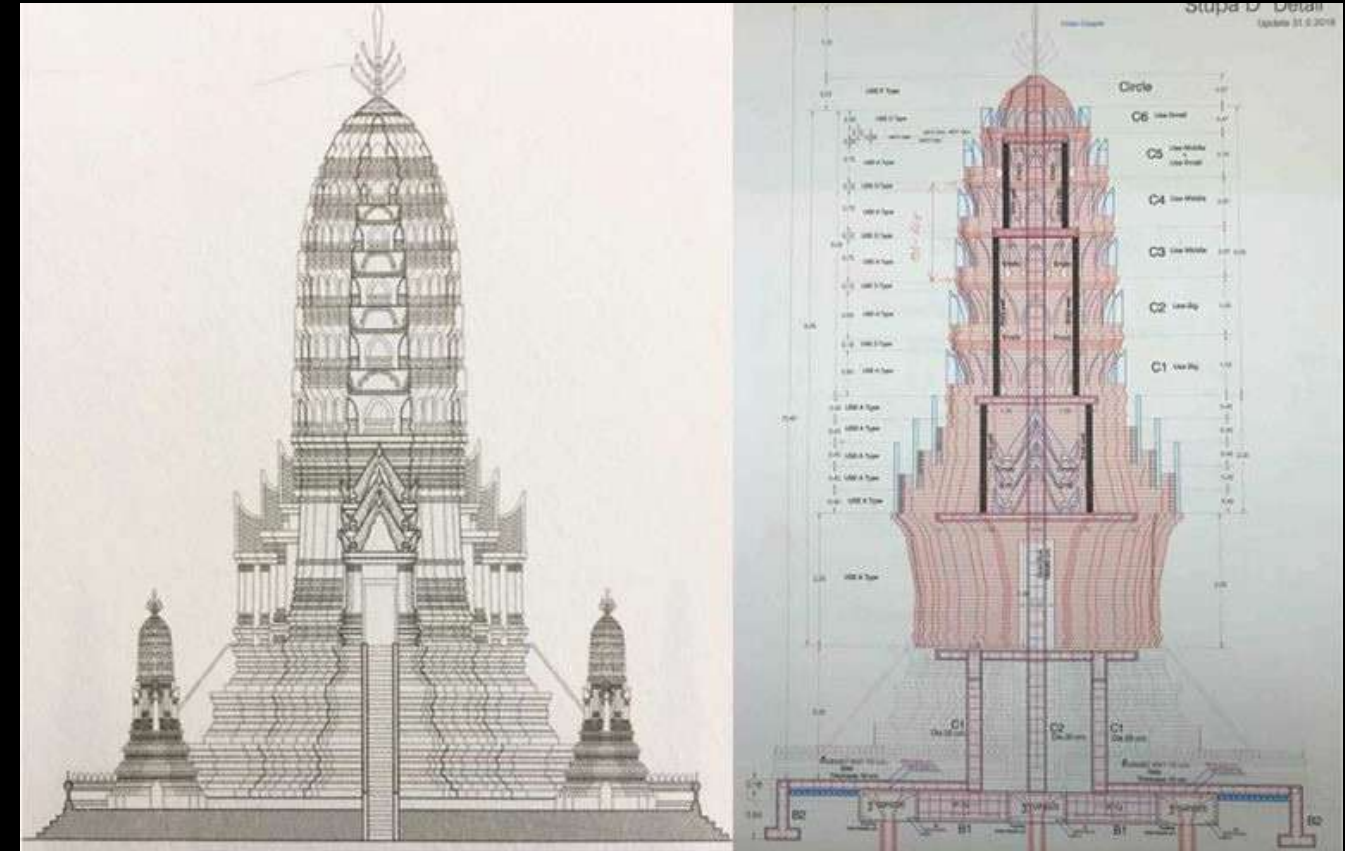
We offer clients a full range of architectural planning and design services as well as complete project management, from concept to handover. Our senior architect is a qualified civil engineer and architectural designer having 33 years of hands-on project management experience as well. Due to the integrated knowledge, a round sum is reserved for the project budget, as the control of the entire project is kept in one hand. Our expert's comprehensive understanding of architecture, civil engineering and project management results in unique and economical solutions.

We prioritize our relationships with our clients, making sure their vision and needs are the main focus of our designs. We deliver exceptional quality and comprehensive sustainability while remaining cost-effective and meeting the specified time frame.



OUR INTEGRATIVE WORK APPROACH IS BENEFICIAL FOR OUR RESPECTIVE CLIENTS, BECAUSE:

1. We seamlessly **integrate architectural design with engineering principles**. This holistic approach ensures that the design not only meets aesthetic and functional requirements but also addresses structural integrity, construction feasibility, and other engineering considerations from the outset. **This reduces the cost of engaging various expertise.**
2. Efficient Communication is the key! **Being well-versed in both architectural and engineering language**, our senior architect can effectively communicate with other professionals involved in the project, such as structural engineers, MEP engineers, and contractors. This streamlined communication minimizes misunderstandings and facilitates better collaboration among team members. **This reduces the risk of conflicting information and potential delays during the design and construction process.**
3. Innovative and Feasible Designs. We always create **innovative design** ideas while ensuring their **feasibility** and come up with **creative architectural solutions** that take into account engineering constraints, such as load-bearing capacities, material limitations, and construction techniques.





4. **Cost Optimization:** With knowledge of both architectural and engineering aspects, we implement **cost-effective design solutions** (including material choices, construction methods, and energy-efficient design strategies) **without compromising the project's overall quality.** Moreover, we incorporate **European quality and expertise at local costs.**

5. Building Code Compliance: **We know the Thai requirements!** Our experts have a deep understanding of the Thai building codes and regulations. This expertise ensures that the **architectural design meets all safety and legal requirements, helping to avoid costly revisions and delays** later in the process.

6. **Problem-Solving** in technical matters: We are equipped to handle complex challenges that may arise during the design and construction phases. As far as problems are concerned, there are always some that arise. With multidisciplinary knowledge we find **quick and stable solutions to avoid delays** in the process.

7. Sustainable Design: Knowing about the increasing awareness and concern about environmental issues and the growing demand for sustainable buildings, we **focus on environmentally sustainable design.**





Custom print tile design for Mira Spa & Rooftop Bar -Karon Beach, Phuket - 2023

S M A R T H I T E C T S T U D I O

OUR SERVICES

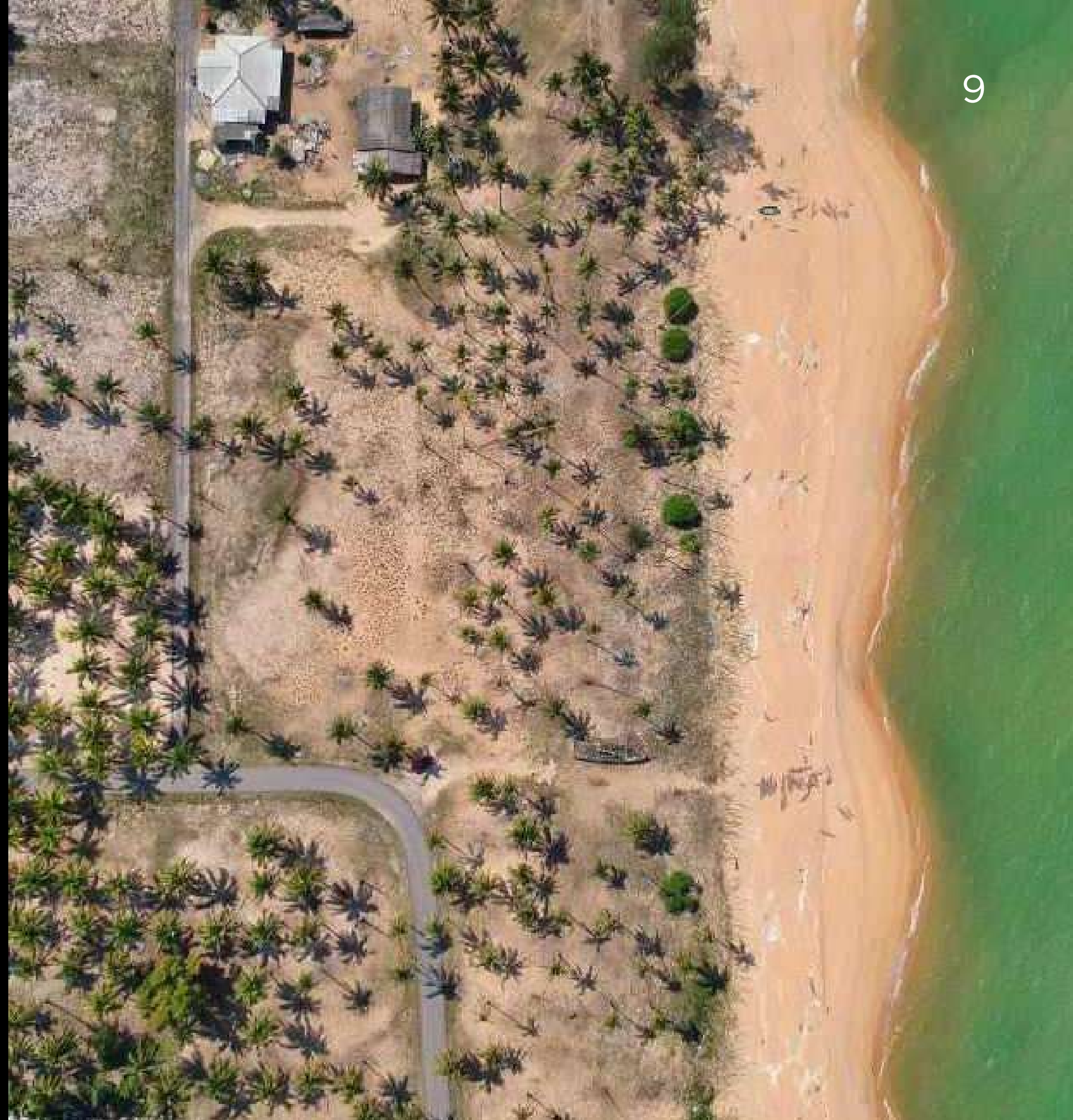
- As an architectural and design studio, we deliver a comprehensive range of services tailored to meet our clients' unique needs and visions.
- We specialize in delivering innovative, sustainable, and integrative architectural and design solutions, encompassing the entire process of project management.

1. PRE-DESIGN PHASE

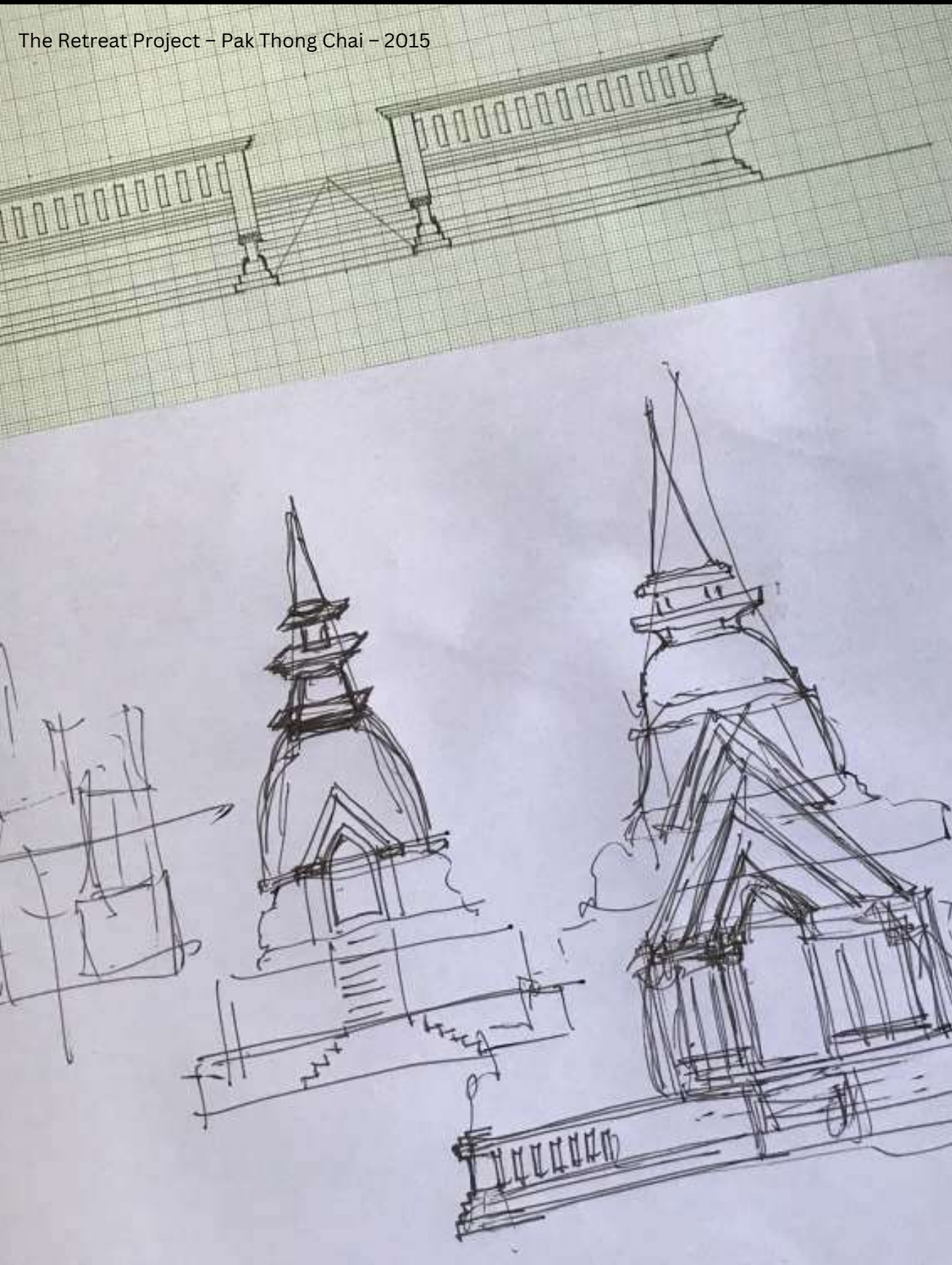
In the Pre-Design Phase we study our client's requirements, objectives, and constraints to define the project's goals and direction. We conduct research and gather essential information to establish the project's scope and feasibility. Additionally, we perform site analysis and evaluate project costs to ensure alignment with the client's budget and objectives while complying with the Thai zoning regulations and other applicable codes. These activities set the groundwork for the subsequent design phases.

PRE-DESIGN SERVICES:

- Project brief + Programming (functions, sizes, capabilities)
- Site & Building Analysis
- Assessment of public utility connections
- Project Cost & Feasibility
- Planning & Zoning Regulations



The Retreat Project – Pak Thong Chai – 2015



Hotel Victory Design - Bangkok

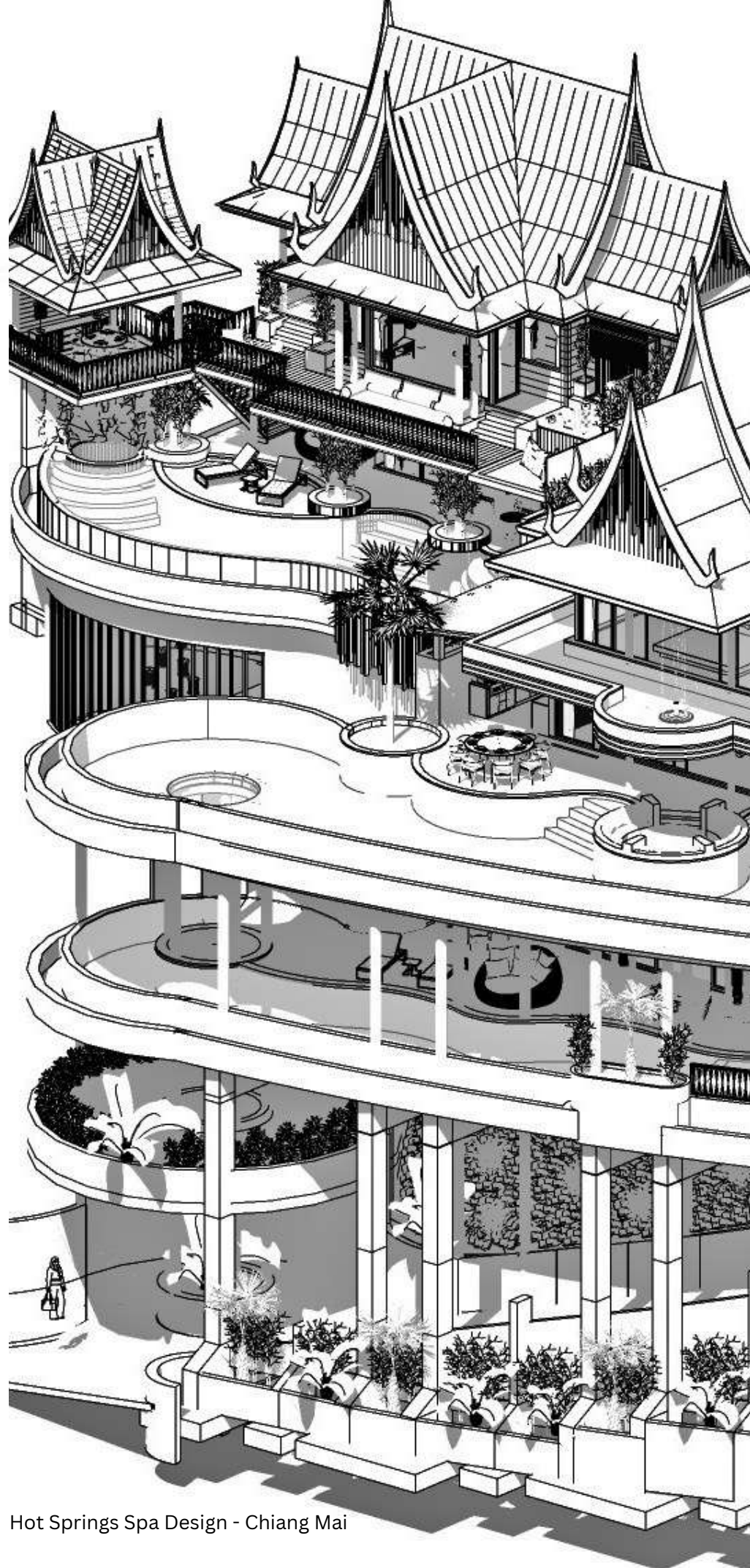


2. SCHEMATIC DESIGN PHASE

In the Schematic Design Phase, the initial concepts and ideas for a project are translated into visual representations. We create rough sketches, diagrams, and basic layouts to explore different design possibilities. We focus on understanding the project's requirements, space planning, and overall aesthetic direction. During this phase, we work closely with our clients to develop a clear vision for the project while considering factors such as functionality, aesthetics, and feasibility. The outcome of the schematic design phase sets the foundation for further development.

SCHEMATIC DESIGN SERVICES:

- Civil Site Plan
- Conceptual Building Floor Plans
- Floor plans
- Roof Plan
- Structural elements
- Conceptual Building Sections
- Conceptual Building Elevations
- Conceptual Details
- MEP Engineering Design



Hot Springs Spa Design - Chiang Mai

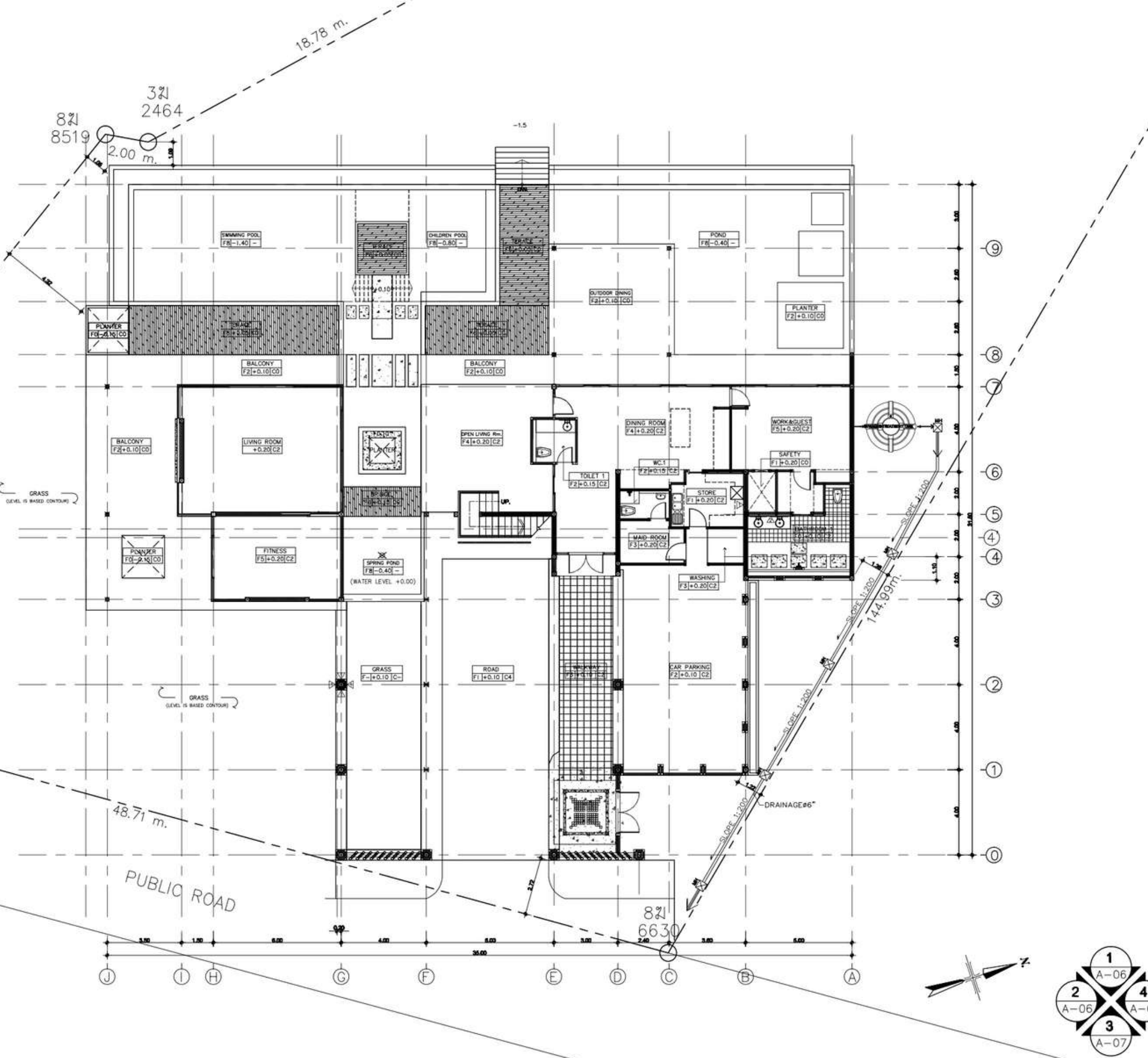
3. DESIGN DEVELOPMENT PHASE

In the Design Development Phase, we refine the concepts and ideas from the schematic design and develop further into detailed plans. This stage involves a deeper exploration of materials, structural systems, building components, and technical specifications. We work on creating more precise drawings and 3D models that articulate the project's specific features and requirements. In the meantime the focus is also on resolving any potential design issues, addressing technical challenges, and integrating various systems to achieve a cohesive design. At the end of the design development phase, the project is well-defined, with detailed drawings, specifications, and a clear understanding of the project's scope and requirements. We establish the fundamental elements for construction documentation and provide valuable information for cost estimation and obtaining necessary permits. We submit the documents in CAD, 3D, Hi resolution rendering and PDF files.

DESIGN DEVELOPMENT SERVICES:

- Architectural Design Services
- Building Systems Integration
- Refinement of Space Planning
- Accessibility and Universal Design
- Interior Design Services
- Furniture Selection and Layout
- Material and Finishes Selection
- Lighting Design
- Structural Engineering Design
- Landscape Design
- Sustainable Design Integration
- Integration of Safety and Security Features





4. SUBMISSION DOCUMENTATION PHASE

In this phase, we gather and prepare all necessary documents, submit permit applications, ensure compliance with regulations, and address any feedback or revisions required by the relevant authorities. We obtain the necessary approvals and permits before proceeding with the construction project.

SUBMISSION DOCUMENTATION SERVICES:

- Environmental Impact Assessment (EIA)
- Architectural Drawings
- Site Plan
- Structural Drawings
- Mechanical, Electrical, and Plumbing (MEP) Drawings
- Fire Safety Plan
- Land Use and Zoning Compliance
- Accessibility Compliance

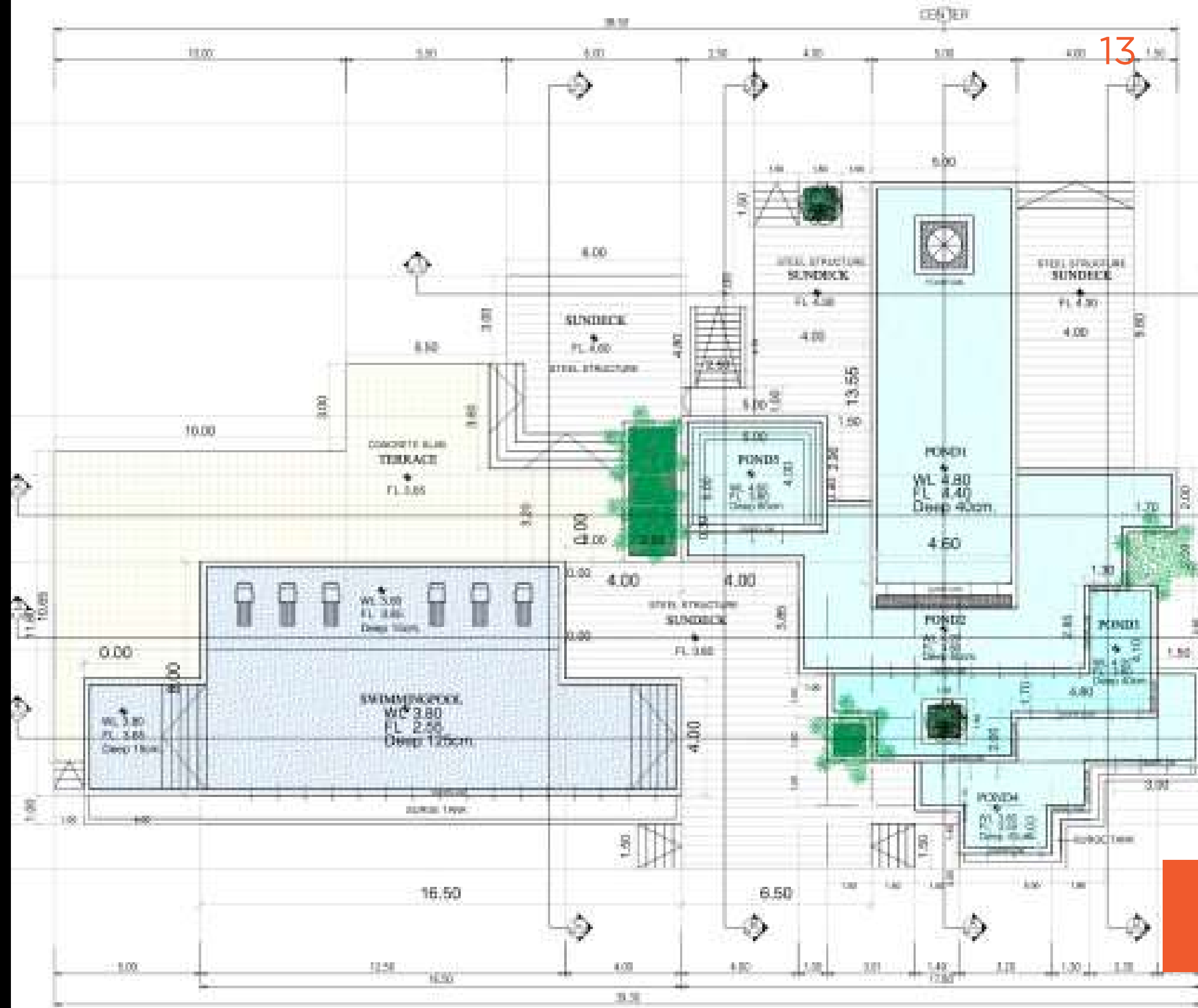
LAY-OUT PLAN
SCALE 1:150

5. CONSTRUCTION DOCUMENT PHASE

In the Construction Documents phase, we finalize the design by creating detailed technical drawings and specifications and we coordinate with engineering consultants, ensure code compliance, and communicate with clients. Additionally, we assist in cost estimation and coordinate with contractors.

CONSTRUCTION DOCUMENT SERVICES:

- Site Plan
- Foundation Plan
- Floor Plan(s)
- Exterior Elevations
- Building Sections/Wall Sections
- Roof plan, waterproofing
- Door + Window Details
- Ceiling Plan(s)
- Structural Plans
- Building Specifications
- Schedules (Door/Window/Plumbing...)
- M&E detailed plans
- Rainwater and drainage system



6. BIDDING + NEGOTIATION PHASE

In the Bidding + Negotiation phase, we assist our clients in obtaining competitive bids from contractors. We review the bids, evaluate the proposed project costs, and negotiate contract terms.

BIDDING + NEGOTIATION SERVICES:

- Tender
- BOQ
- Budget Analysis
- Time schedule
- Payment schedule
- Risk Analysis

7. PROJECT MANAGEMENT PHASE

In the Project Management phase, we oversee the construction process, ensuring adherence to design specifications and contract terms. We conduct site visits, resolve issues, manage changes, and keep our clients informed of progress. We also certify payment applications and conduct final inspections for project closeout.

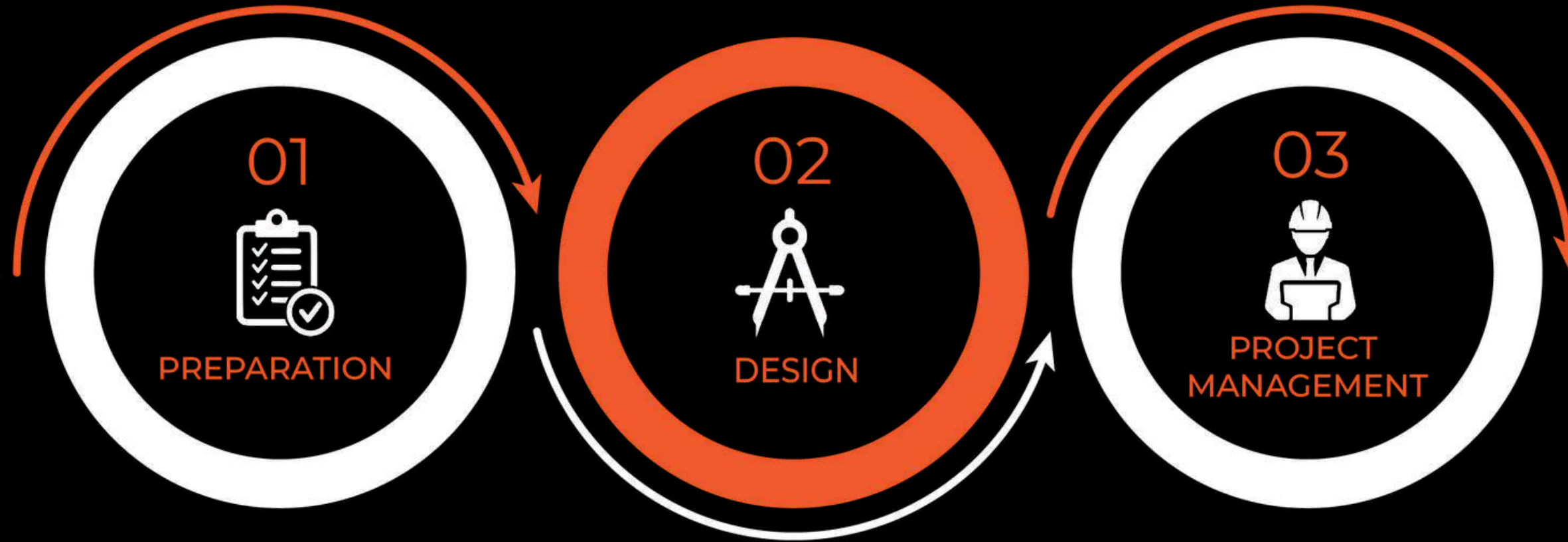
PROJECT MANAGEMENT SERVICES:

- Construction Administration
- Payment management & controlling
- Construction Supervision
- Quality Control Management
- Material procurement management
- Safety management
- Coordination of construction with building management
- Coordination with contractors
- Coordination with governmental agencies and authorities
- Coordination of field testing and inspections
- Preparation of close-out documentation
- Handover process



THE PROCESS

planning
design
management



HANDOVER

Pre-design phase

Schematic Design Phase
Design Development Phase

Submission Documentation Phase
Construction Documents Phase
Bidding & Negotiation Phase
Project Management Phase

SMARTHITECT STUDIO PORTOFOLIO SELECTION



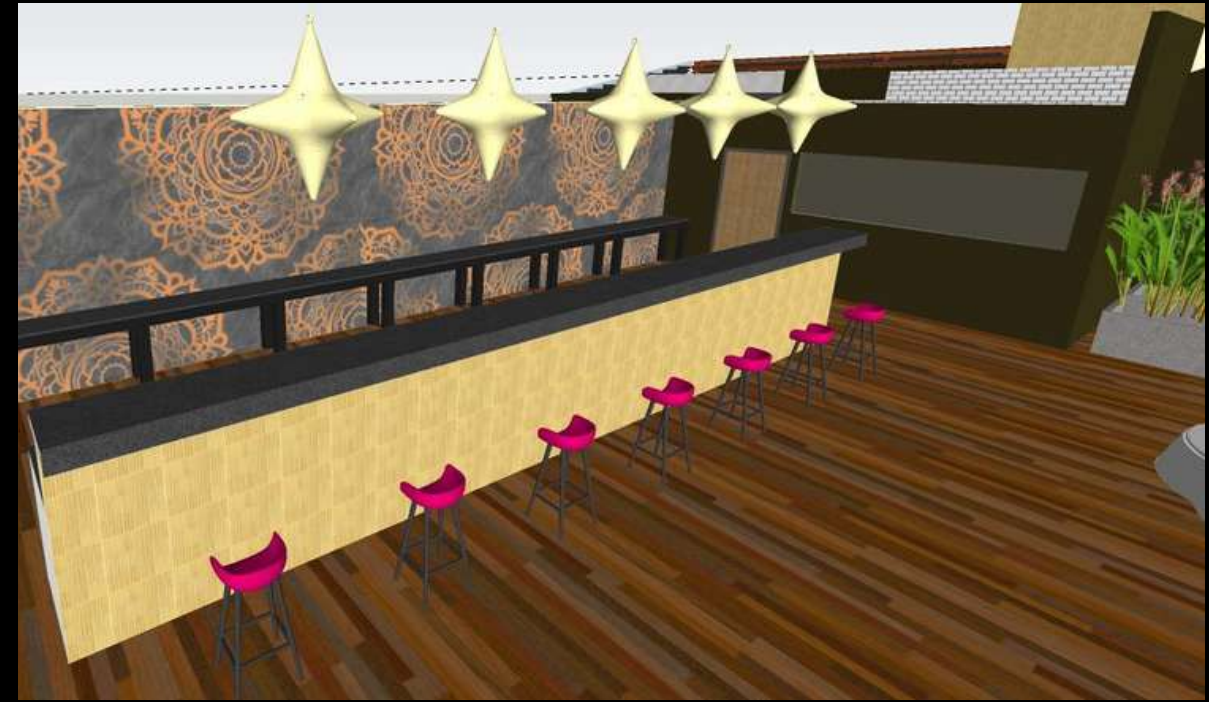
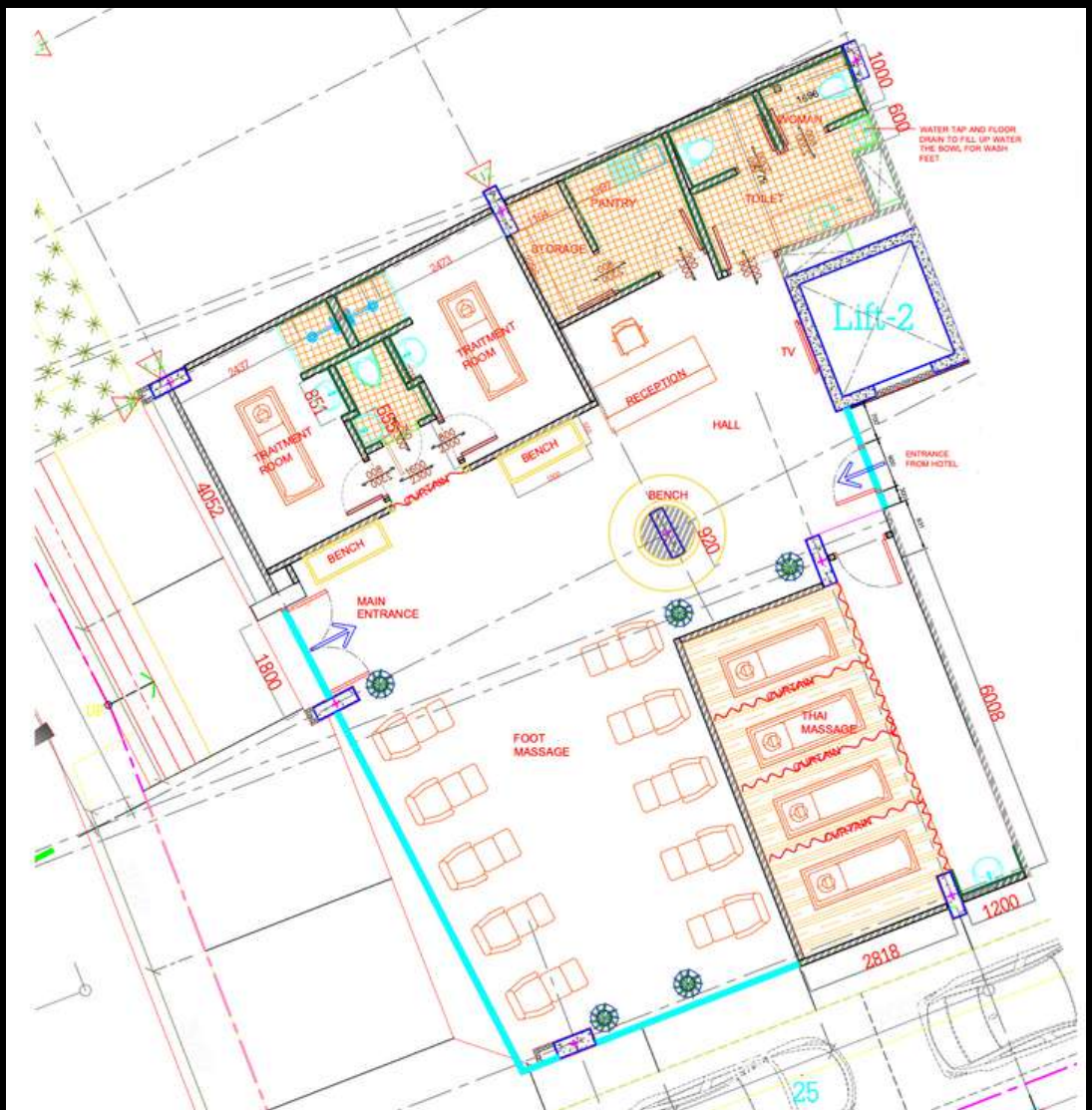
SEAVIEW VILLA

Seaview Private Villa
Location: Koh Yao Noi, Phuket, Thailand
Architecture, Design & Project management
Completed in: ongoing



MIRA GLOW SPA & ROOFTOP BAR

Location: Karon beach, Phuket, Thailand
Architecture, Design & Project management
Completed in: ongoing



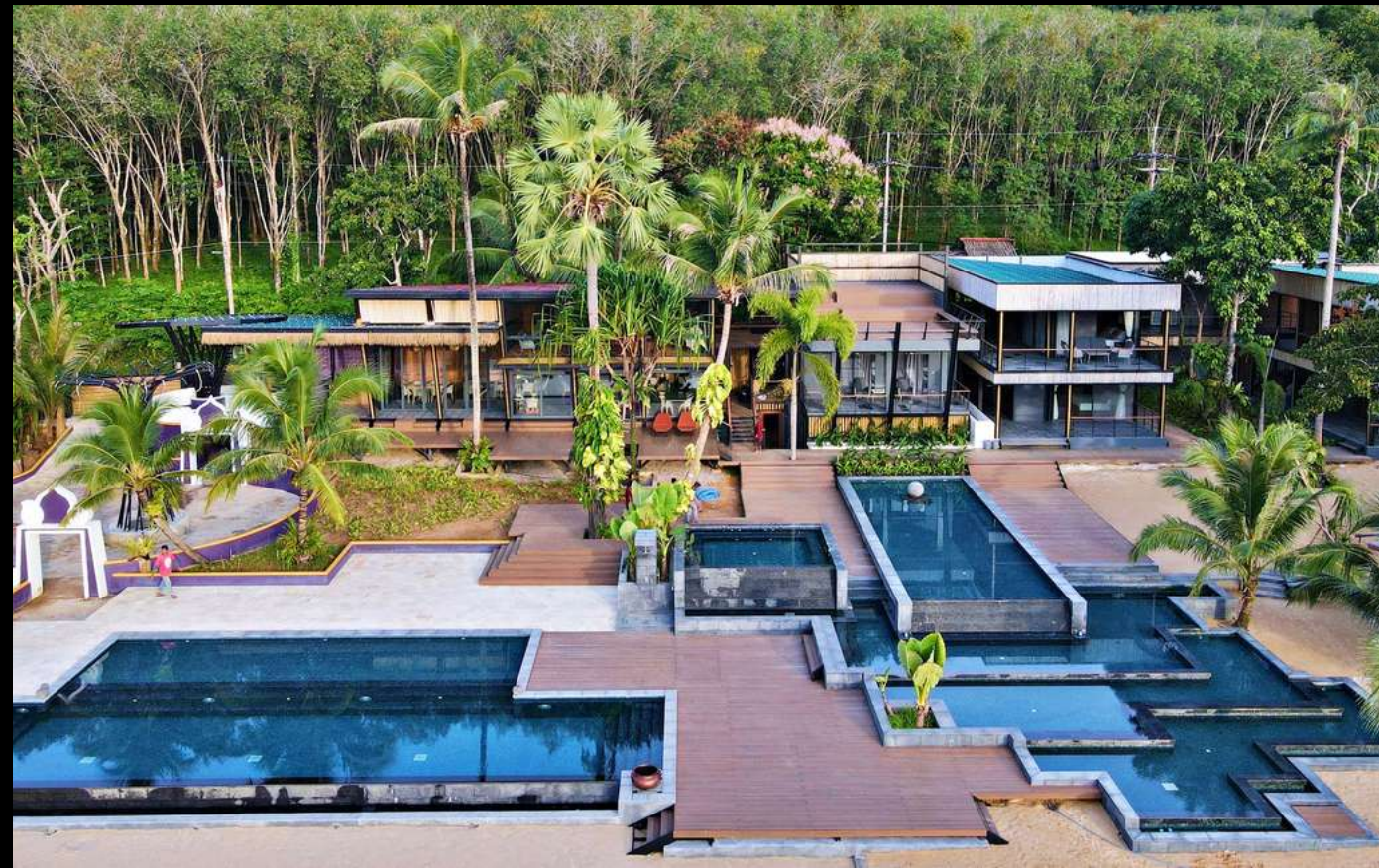
SEAVIEW WELLNESS HOTEL

Sunset Hotel
Location: Koh Yao Noi, Phuket, Thailand
Architecture, Design & Project management
Completed in: ongoing



SUNSET BEACH CLUB

Sunset Beach Club
Location: Koh Yao Noi, Phuket, Thailand
Architecture, Design & Project management
Completed in: 2021



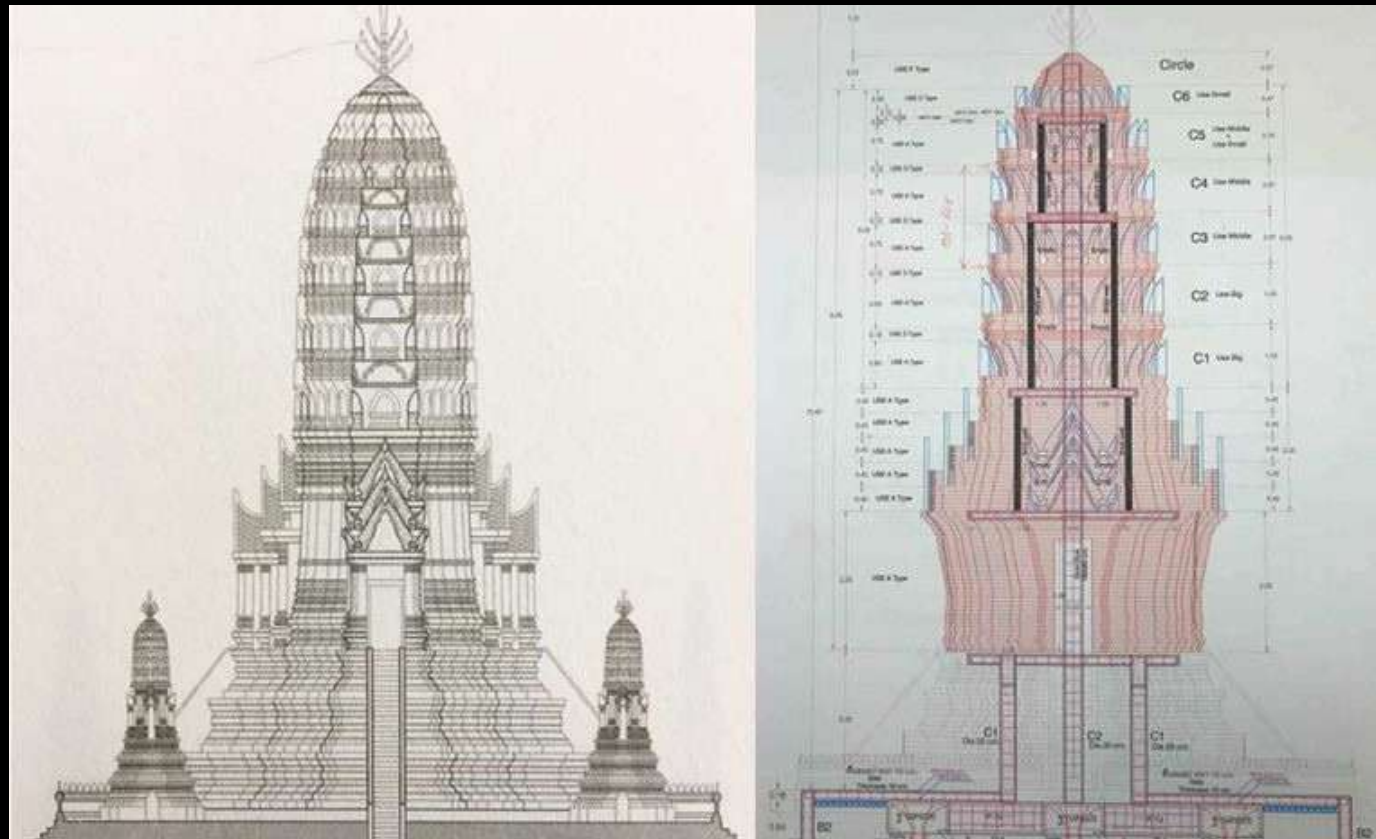
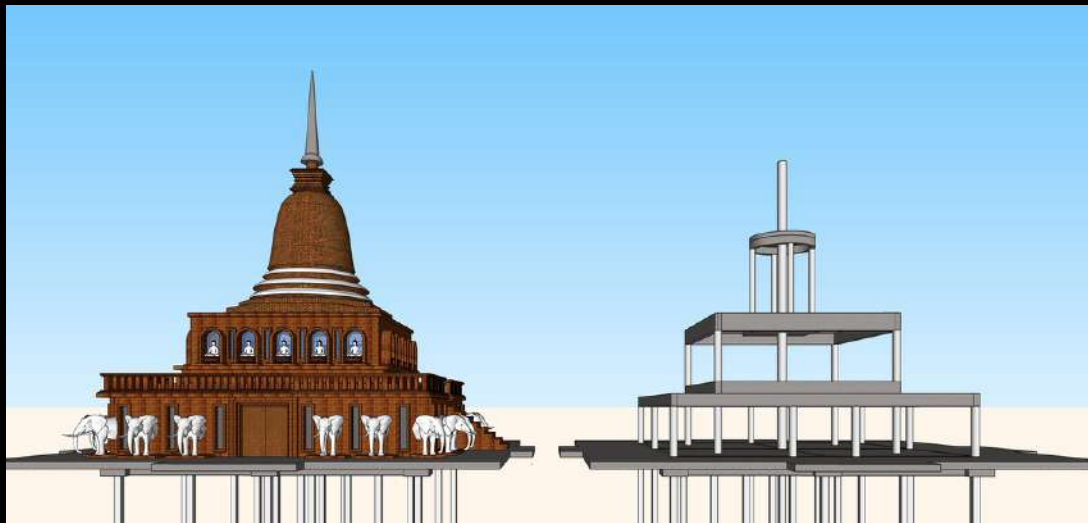
THE RETREAT

The Retreat
Location: Pak Thong Chai, Thailand
Architecture, Design & Project management
Completed in: 2019



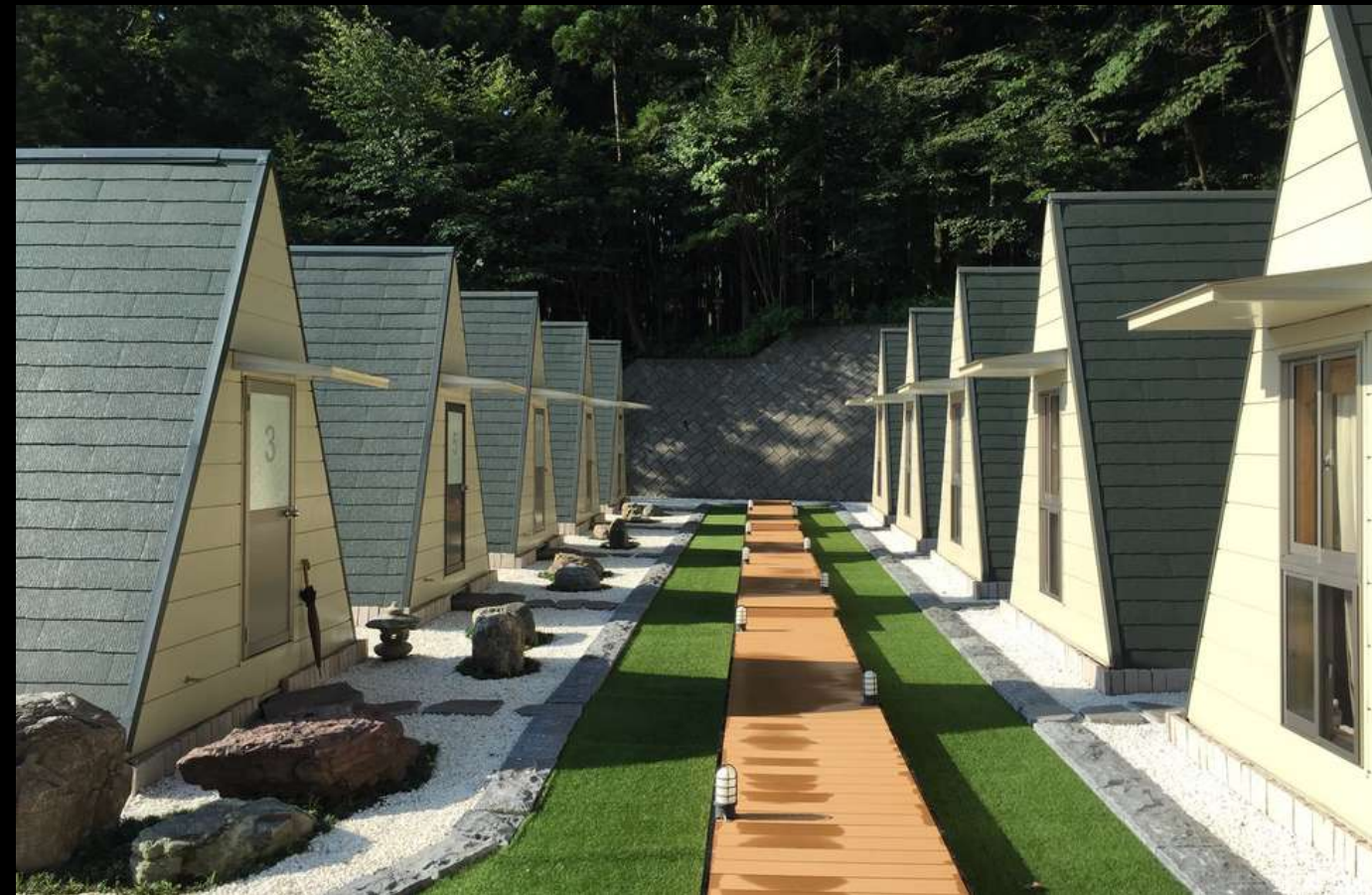
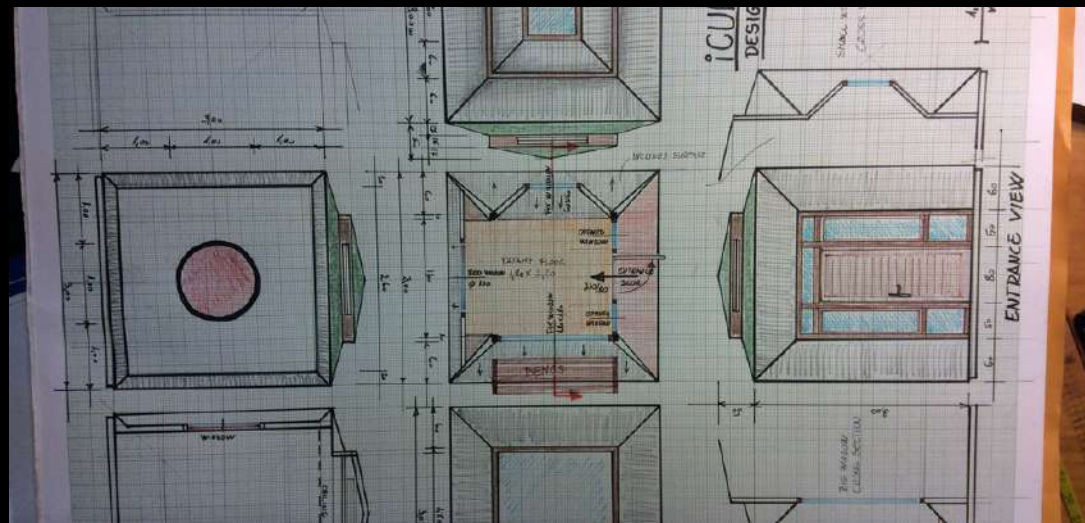
THAI STUPA PARK

Thai Stupa
Location: Pak Thong Chai, Thailand
Architecture, Design & Project management
Completed in: 2015



GUNMA PROJECT

Gunma Meditation & Training Center
 24 units, meditation room and restaurant
 Location: Tokyo, Japan
 Architecture, Design & Project management
 Completed in: 2014



LUXURY VILLAS & RESIDENTIAL UNITS

A selection of villas & Residential units
Location: Budapest, Hungary
Architecture & Design
Completed in: 2006/2010



CIVIL ENGINEERING

Haros Danube Bridge
Location: Budapest, Hungary
Project Management
Completed in: 1990



OPEN LETTER FROM OUR EXPERT



Mr. Balazs Sarrang
senior architect
project management expert

I am the senior architect and project manager of Smarthitect Studio. I hold a degree in Civil Engineering from Széchenyi Istvan University – Hungary, specializing in Bridge Construction (1989) and in Architecture Design from the University of Budapest (1992).

Over the past 33 years, I have served as an architect and project manager in both Europe and Asia. I am dedicated to creating spaces that are not only extraordinary but also harmoniously blend innovative design, functionality, and sustainability.

The implementation of a project is an intricately complex process! This is what I always emphasize to our respective clients. As a qualified expert, my areas of experience and expertise include overseeing and surveying all the crucial phases of a project while controlling three fundamental elements:

1. Quality (Design and specially selected materials, controlling)
2. Time (Organization, Contractors)
3. Price (Budget Control, Smart Sourcing, Tender)

In the world of development, the rule often involves prioritizing two out of these three elements and that can lead to problems. When considering project investment, here are some key factors to bear in mind:

1. If you seek high quality and a quick solution, it may entail a higher cost.
2. To save costs while maintaining high quality, you may need to allocate more time.
3. Opting for a „quick and cheap” approach may compromise the level of quality.
4. The magic lies in achieving high quality within the designated budget and scheduled timeframe – a feat that we at Smarthitect Studio ensure to accomplish.

I find it important to point out that project management is essential when an architect is also the civil engineer and the quality controller. It facilitates effective coordination, time and budget management, risk mitigation, quality assurance, and compliance with regulations.

Our approach at Smarthitect Studio involves integrating the knowledge and expertise of a civil engineer, architect and project manager working in an interdisciplinary way to achieve comprehensive outcomes. By combining skills from these diverse fields, we ensure that our clients receive results of European-quality while staying within local cost parameters. This approach allows us to deliver the projects with excellent quality, all while adhering to the allocated budgets and specified timelines.

OUR CONTACT

Thank you for your attention. Should you require any additional information or references, please do not hesitate to contact us. We are looking forward to the potential collaboration with you.

SMARTHITECT STUDIO

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LINE



WHATSAPP



WEBSITE