

INTENT

INTERIOR FIT-OUT · PHUKET

We answer to you.

COMPANY PROFILE & CAPABILITY STATEMENT

a brand of FILL UP SPACE ANDAMAN CO., LTD.

intentphuket.com · contact@intentphuket.com · +66 99 292 9791

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WHAT WE DO

INTENT is an interior fit-out contractor based in Phuket. We are appointed directly by the owner and we build from the drawings the owner already has. We produce the shop drawings, we manufacture in our own workshop, and we install with our own team — one contract for the agreed scope, from site survey to warranty.

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SCOPE

IN SCOPE

- Interior fit-out and bespoke joinery for villas, private residences and projects
- Shop drawings produced by our own team for every job we are awarded
- Advice on materials and on adjusting detail to stay within budget, without changing the intent of the design
- Site survey, setting out, manufacture, delivery, installation and handover under one contract for the agreed scope

NOT IN SCOPE

- Design services. The owner brings drawings and specifications. Reference images are enough to begin a conversation, but not enough to price or to manufacture from.
- Structural works · Architectural works
- Building services: electrical, plumbing, air-conditioning

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HOW WE WORK

- Shop drawings first.** Every job we are awarded is drawn up by us and submitted for approval. Manufacture begins once the drawings and the materials have been approved. This work is shown as a line item under preliminaries in our quotation, so the owner can see what it costs instead of finding it buried in a rate.
- Manufactured in our own workshop.** Joinery is made in our own workshop in Pa Khlok, Phuket. Materials, hardware and specialist items are bought from suppliers; the joinery itself is not subcontracted out.
- Installed by our own team.** Installation is carried out by our own permanent installation team, who work alongside the workshop team while the joinery is being made. The people who assemble a piece and the people who install it know the same piece of work.
- Accountable to the owner.** Our contract is with the owner. Anyone may introduce us, and we work closely with the owner's designer and project team, but the party we answer to is the owner. That is how the owner sees a directly issued price and can deal with us directly.
- Priced from the drawings and the specified materials.** Our quotations are itemised. Work items are cross-referenced to drawing numbers and material specifications, and preliminaries are shown as their own section. We do not price by the square metre, and we do not give an overall figure that cannot be broken down — any line can be opened up on request.
- Warranty.** One year on our manufacture and installation, on the terms of the contract. Materials and equipment are warranted by their suppliers. Payment terms are set out in the quotation and contract for each project.

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WORKING WITH THE DESIGNER AND THE OWNER'S TEAM

We do not design, and we are not an alternative to the designer. Detail that cannot be built as drawn is resolved at shop drawing stage — on paper, with the designer, before it becomes a problem on site. We raise it as a buildability question, not as a correction.

Design, cost and programme matters follow the approval route agreed with the owner's team, and nothing is changed on site outside it. We will not approach the owner behind the designer with a design of our own. A designer who introduces us keeps the relationship and keeps the credit for the finished space.

For the project manager and the quantity surveyor: our quotation is built from drawing references and specifications, so it can be checked line by line, and approvals and site adjustments are recorded.

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PAST WORK

INTENT is a trading name of FILL UP SPACE ANDAMAN CO., LTD. The work below was carried out under that registered company.

HOTELS, RESORTS AND COMMERCIAL · 2019–2024

- **Sri Panwa, Phuket** — three projects: two private residences and one hotel guest-room project
- **InterContinental Yao Yai** — interior fit-out of the mock-up guest room
- **Club Med Phuket** — renovation, 2023
- **La Vela Khao Lak** — public areas and guest rooms across two buildings
- **Diamond Cliff, Phuket** — lobby
- **Lub D Patong** — lobby
- **Restaurants and cafés in Phuket**, including Day & Night (Phuket Town branch) and Khun Mae Ju

RESIDENTIAL

- **A villa at Laguna, Phuket** — full interior renovation
- **Two houses in the Issara Rama 9 development, Bangkok** — interior fit-out to every room and zone in both houses
- **A four-storey private residence, 2,000 sq m of internal floor area** — interior fit-out to every room and zone within the building

We name the project or the location, not the people.

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OUR WORKSHOP

The workshop is at our registered address in Pa Khlok, Thalang, Phuket — the company address and the workshop address are the same. Holding the workshop under our own control lets us hold a specification, inspect work while it is in production, correct a fault at source, and answer for the result ourselves.

Owners, designers and project teams are welcome to visit and see work in production before deciding anything. Visits are by appointment.

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C L I E N T P R I V A C Y

We do not publish photographs or video of a client's property without written permission, and we ask for that permission at contract signing — so the owner decides in advance rather than being asked after the work is finished.

Records kept to run the job — approvals, progress, quality checks and handover — are separate from this. They are made for the owner and the project team, and they are not published.

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L E G A L E N T I T Y A N D C O N T A C T

Trading name	INTENT
Registered company	FILL UP SPACE ANDAMAN CO., LTD.
Registered company (Thai)	บริษัท ฟิล อับ สเปซ อันดามัน จำกัด
Company Registration & Tax ID No.	0835562011673 (Head Office)
Registered address and workshop	101/4 Moo 3, Soi Namtok Bang Pae, Pa Khlok Sub-district, Thalang District, Phuket 83110, Thailand
Telephone	+66 99 292 9791
Email	contact@intentphuket.com
Web	intentphuket.com

INTENT is a trading name. Contracts, quotations, invoices and receipts are issued by FILL UP SPACE ANDAMAN CO., LTD. The registered address is recorded in Thai in the company's certificate of registration; the English form above is a transliteration of it.

Company documents for prequalification — certificate of registration, financial statements and a project list — are available on request. Contactable references are provided only with the relevant party's prior permission. A Thai-language edition of this document is available at intentphuket.com.

I N T E N T

I N T E R I O R F I T - O U T · P H U K E T

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