



Quality Construction Delivery

Since 1984



We listen. We understand. We deliver.

www.spaceframe.com.cn



Spaceframe General Contractors employs international and local construction industry professionals who's primary goal is to ensure our customers receive the highest levels of service and quality.

They maintain our company's integrity by delivering exceptional skill, attention to detail and by employing the risk-management strategies we have in place.

Across China and throughout the world Spaceframe's General Contracting division has successfully completed several hundred projects across a wide range of challenging sectors and locations. We have been delivering specialist contracting services since 1984, achieving levels of service, experience and quality management that surpass that of local and other internationally-owned competitors in the China market.

We are a solutions-driven organization with a clear focus on providing our customers with real value and the assurance that their investment in our products and services results in achieving their objectives and exceeding their expectations.



Mr. Ji Cheng Wei
Commercial Manager



Mr. Max Feng
N. China Branch Manager



Mr. Sammy He
Estimation Manager



Mr. Shen Hai Xiao
Design Manager

Delivering risk-managed building solutions

Our reputation for delivering buildings of an international quality, on time and on budget, has been a compelling factor in why many of our foreign-owned customers have chosen to partner with us.

Our customers trust us to manage and mitigate the risk normally associated with construction contracting through the implementation of our quality controls and the provision of turn-key building solutions that include design and engineering, project planning, construction, ventilation and refrigeration systems.

This is delivered by a highly-experience team of international and local professionals who's objectives are focused on providing the best possible solutions for our customers whilst ensuring international standards of safety, performance, quality and expertise.

Our value to our customers is our constant goal to continually improve and ensure guaranteed outcomes.



We listen, we understand, we deliver



Flexible tendering

As a full-service company, we are able to provide solutions at every stage of your project. This gives you flexibility if you require our services where needed, or you can engage us to provide a turn-key solution from commencement through to completion.

- Planning Permission
- Concept design
- Feasibility study
- Environmental study
- Preliminary Design
- Detailed design
- Construction

Engagement with the Local Design Institute

We are one of the few foreign construction companies in China that has the ability to engage directly with the Local Design Institute.

This direct communication with the Institute prevents situations that can be caused either through misunderstanding or miscommunication.

A high level of integrity

Our staff stand by a code of ethics that has kept our global reputation intact for over 40 years. This is delivered throughout every aspect of our business, from account-keeping through to procurement and materials selection.

Full transparency

Our customers enjoy a relationship with our company that is based upon full disclosure and full transparency. At every stage of a project, we can provide you with the information you need to either assess our delivery or ensure your requirements are met.

This policy ensures that our personnel and external contractors conduct themselves ethically and are held accountable at all times.

Responsible advice

Our expertise and experience ensures that the advice we provide to our customers is based on knowledge and not supposition.

We have successfully completed projects throughout the world, each one with its own set of unique challenges based on environment, compliance or culture. Prior to commencement, we thoroughly investigate issues that may affect the successful outcome of a project, and ensure we have the procedures in place to mitigate risk.

Technical know-how

Our value to our customers is our constant goal to continually improve and ensure guaranteed outcomes.

Our staff and external suppliers have been carefully selected and carry the necessary skills, qualifications and accreditation required by local and international governing bodies.

Internally, we are constantly improving the skill set of our staff through on-going training and development programs.



Building Green

Building sustainably and protecting our environment is the key to the future success of Spaceframe and benefits our clients long into the future.

Spaceframe has adopted a range of strategies to ensure we minimise the impact our business has on the environment. Some of these policies include:

Soil erosion and sedimentation control to minimise the amount of dust and particulates entering the atmosphere, to prevent erosion and maintain the soil integrity of the site.

Resource management to ensure, where possible, construction materials are obtained regionally, or have been made from recycled materials.

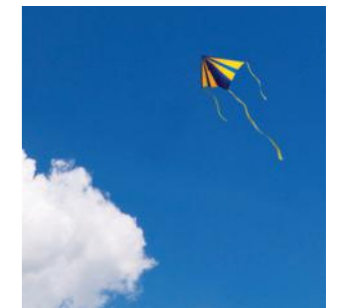
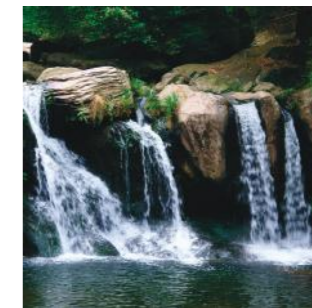
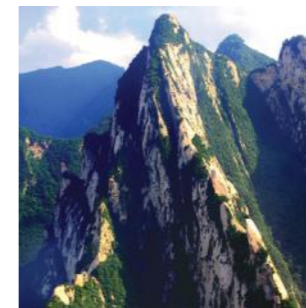
Water management policies to prevent contamination of local water sources and prevent water wastage.

Waste management to monitor the amount of waste generated on site, and how this waste is categorized so it can be recycled or disposed of safely.

Indoor environment quality systems are implemented to minimise on contamination of indoor areas through providing adequate door seals, maintaining as clean a site as possible, ensuring air vents are sealed during construction and plant equipment is appropriately protected.

Low-emission materials are selected where possible and materials are certified in accordance to the required LEED standards.

Management of hazardous materials and isolation of construction areas where these materials are in use.



LEED the way to the future

A smarter way to do business

LEED, or Leadership in Energy and Environmental Design, is an internationally recognized mark of excellence developed by the U.S. Green Building Council (USGBC) in 2000.

Spaceframe's commitment to these principles has resulted in several of our projects achieving LEED certification, ensuring the delivery of high performance in key areas of human and environmental health. We actively ensured we pursued the principles of sustainable site development, water conservation, energy efficiency, intelligent design, and material selection that improved indoor environmental quality.

LEED-certified buildings are designed to:

- Lower operating costs and increase asset value
- Reduce waste sent to landfills
- Conserve energy and water
- Be healthier and safer for occupants
- Reduce harmful greenhouse gas emissions

We continue to think in a greener way, encouraging our staff and clients to adopt this approach and enjoy the many benefits of building sustainably and creating a better environment.



Spaceframe as General Contractors follows procedures and strategies designed to ensure all our projects meet our stringent quality standards, and any potential risk to our clients is mitigated.



Chinese Construction Qualification

Spaceframe's goal for 100% compliance in China came to realization following our investment of RMB 20 million in registered capital to achieve a Class B General Contractors License in 2008. This is the highest qualification achieved by any international construction company without State Owned Enterprise involvement. The recent approval of the MOC to increase our registered capital to RMB 40 million gives us the ability to legally complete projects up to the value of RMB 200 million.

M&E Class B Construction Qualification

Spaceframe is also licensed to perform the following services:

- Heating
- Ventilation and air-conditioning
- High and low voltage electrical works
- Water services including hot, warm, cold, chilled, steam, drainage, sewer, storm water, trade waste, grey water
- Fire hydrants, sprinklers and alarms
- Smoke ventilation
- Ammonia and Freon pipe work for refrigeration installations
- Compressed Air, Dirty Vacuum and Process Vacuum

Steel Structure Class B Qualification

Our Class B Construction license permits us to construct buildings of a wide variety of types and sizes. It enables us to better support our local and international clients by being able to adapt to their constant demands for bigger and taller buildings within China. Projects upward of 30,000m² in size and 35m in height are covered within this license category and can be delivered with the assurance that all necessary Chinese legal requirements have been met.

Bank Bond – Security

We regularly provide Bank Bonds and Security Bonds where our clients require extra levels of financial security and risk mitigation. Due to the fact we are an international company, we have the ability to base contracts either on-shore (within China) or offshore, depending on our clients requirements.

Professional Indemnity Insurance

As one of the few companies in China to have our own design office, we hold a Professional Indemnity Insurance Policy to the value of US\$4 million. When we engage with and contract other design institutes, we ensure that these entities also have the correct insurances to support our projects, and comply with Chinese Regulations.

Construction Related Insurance

We ensure our insurance protection includes:

- Contractor All Risk Insurance
- Third-Party Personal and Property
- Workers Compensation insurance.

Contractor All Risk Insurance is a general requirement and Workers Compensation is compulsory for all Spaceframe projects. Where clients already have insurance policies in place, Spaceframe will work with those clients to ensure there is both adequate and cost-effective coverage.



World class producer of glass-to-metal seals



Project Details

Location	Tongling
Size of building	12095.8m ²
Contract Value	RMB 115 Million
Start/Completion dates	2016
Scope	Design - Construction

Emerson new plant

Emerson Fusite is a world-class, high volume producer of glass-to-metal seals, feedthroughs, connectors, precision metal products and related components. .

Spaceframe was engaged to Design-Build, choose and negotiate with different cities in China to move the old factory in Shenzhen. The new plant is now in Tongling.

The new plant was a complex project that included civil, steel structure, decoration, HVAC, electrical, fire protection and electroplating, sintering, pickling and chemical pollution.

Emerson has been a Spaceframe China client since 2006, a long-term strategic partner. The new Emerson plant is now in Tongling and includes manufacturing space, two floors office, ancillary room, associated roads, driveways, parking, guard houses and landscape.



A continuing trend of growth and expansion



Project Details

Location	Beijing
Size of building	18,000m ²
Contract Value	RMB 80 Million
Start/Completion dates	2011 November – 2013 November
Scope	General Contractor

On track with Spaceframe

Bitzer, the world's largest independent manufacturer of refrigeration compressors, has collaborated with Spaceframe for the fifth time to achieve its infrastructure goals. The initial master plan first developed has expanded by 30% due to the high demand and uptake of Bitzer products in Mainland China.

Spaceframe designed and constructed the new 18,000m² cutting-edge manufacturing facility comprising of factory

space with 800kg under-slung cranes running in two directions, 2,500m² of high load mezzanine floor, a four level office block crowned with a roof-top garden, and a logistics center. This project was completed in time for the subsidiary's 20th anniversary in 2014.

Our relationship with Bitzer affirms the commitment, reliability, and loyalty we continue to develop with our customers.



A modern production facility in Beijing



Project Details

Location	Beijing
Size of building	17,000m ²
Contract Value	RMB 75 Million
Start date	2011 May
Scope	General Contractors



LEED Gold accreditation

Wilo's green logic

German company, Wilo, is recognized as an industry innovator in sustainability. This is reflected in the products they design to provide efficient, high-quality pumping, and water conservation solutions. Furthermore, it underpins the company's environmental policy of ensuring its manufacturing facilities are as resource and energy efficient as possible.

As part of its expansion into the Asia region, Wilo partnered with Spaceframe to construct its new production facility in Beijing. This decision was based on our reputation for delivering best-practice solutions that aligned with Wilo's desire to develop infrastructure that provides long-term cost savings based on sustainable design and construction principles.

This project is registered with the USGBC for LEED Gold accreditation.



Wirtgen China- 32,000 M² New Facility



Project Details

Location	Langfang, Hebei
Project Area	32,000m ²
Duration	1.5 years
Cement soil stabilization	110,000m ³
Scope	EPC

Building the Way

WIRTGEN GROUP is an international engineering equipment company with a core business in the development and manufacture of machinery for road construction and road rehabilitation. Their headquarters is located in Germany with local production facilities in Brazil, China and India.

After two successful previous projects for Wirtgen in 2009 and 2013, SPACEFRAME CHINA was awarded the EPC Contract for the new Wirtgen plant in Langfang, where they assemble 2,875 units per annum. This state of the art facility includes assembly workshop, paint shop, maintenance workshop, warehouse, training as well as 4,000m² of office and amenities.

Site preparation included the extensive use of Wirtgen equipment to cement stabilize the poor existing soils to create a reliable and enduring construction platform.



22,000 + M2 in 10 months



Project Details

Location	Tianjin
Project Area	22,000 + m2
Contract Value	RMB 141 Million
Duration	10 months
Scope	General Contractor

Modern Foundry

As Germany's largest family-owned aluminum foundry, Handtmann covers the entire range of modern light-metal casting processes.

Construction of their Tianjin plant started in December 2013 and was hand over in September 2014.

This latest Handtmann plant makes gear box and clutch housings for automaker VW. The investment costs for the plant are estimated to be around €86 million. Handtmann is Europe's number three in metal casting production, worldwide in fifth place



Safety \neq First

Protecting our most valuable asset...
Our people

SAFETY+FIRST calls for commitment from employees, business partners, subcontractors and clients alike to adhere to its principles. SAFETY+FIRST is our individual and collective undertaking to:

Deploy effective work policies and training programs that strive to ensure safety and proper risk management for everyone at all times

Conduct ourselves in the safest possible manner, eliminating hazards and ensuring safety across all our operations

Provide each person with a safe and healthy workplace environment

Only when we work together can we eliminate hazards and ensure safety.



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