

TURKS & CAICOS LIVING

*HURRICANE-ENGINEERED, SOLAR-SMART ECO-HOMES
BUILT FOR THE FUTURE*



180+ MPH

REFERENCE PROJECT
WIND DESIGN

120 DAYS

TARGET BUILD CYCLE*

50 YEARS

STRUCTURAL FRAME
WARRANTY*

**NATURAL
DEVELOPMENT**

SUSTAINABLE & DESIGN ORIENTED

LTD



BUILT FOR THE HARDEST REALITIES OF ISLAND LIVING

The Turks & Caicos — like the wider Caribbean — is one of the most beautiful places on earth to build and call home, and one of the most demanding. Category 5 hurricanes, seismic activity and rising energy and water costs expose homeowners, developers and investors alike to underperforming structures and assets never engineered for this environment.

We believe there is a better way to build. Our Cold-Formed Steel homes are designed for resilience, efficiency and energy independence — with project-specific engineering for hurricane-force winds and applicable seismic requirements, together with options for solar power, battery storage and atmospheric water systems. Whether a single family home or an entire development, resilience is designed into every wall, joint and system from day one.

And we stand behind the system with a targeted 120-day build cycle and a manufacturer-backed 50-year structural-frame warranty — providing owners and investors with greater confidence in a home engineered specifically for the realities of island living.

COMPLETE DESIGN & ENGINEERING SERVICES

*This allows us to deliver exceptionally fast turnaround times.
Subject to project complexity, required information and engineering requirements



Full Customization – Every design in our portfolio can be tailored to you — or we can engineer your own concept from scratch



Quality Engineering – Every build is designed and engineered to code, for extreme weather conditions



Pre-Engineered – Our team specializes in pre-engineered cold-formed steel homes; research and project experience show site construction waste reductions of up to 70%



**TARGET 4–6 WEEKS FROM
DESIGN DEVELOPMENT TO
ENGINEERING SET ***



** Subject to project complexity, required information and engineering requirements*

PRE-ENGINEERED HOME CHARACTERISTICS

COLD-FORMED STEEL CONSTRUCTION SOLUTION

- ✓ • SUSTAINABLE
- ✓ • COST EFFECTIVE
- ✓ • ENGINEERED FOR HURRICANE CONDITIONS
- ✓ • NONCOMBUSTIBLE CFS SUPERSTRUCTURE
- ✓ • HIGH-PERFORMANCE THERMAL ENVELOPE
- ✓ • ENHANCED ACOUSTIC PERFORMANCE
- ✓ • MOISTURE, MOULD & PEST-RESISTANT MATERIAL OPTIONS
- ✓ • ENGINEERED FOR APPLICABLE SEISMIC REQUIREMENTS
- ✓ • ON-GRID & OFF-GRID OPTIONS

SYSTEM DEVELOPMENT INFORMED BY ACTUAL HIGH-WIND PROJECT
ENGINEERING • BAHAMAS REFERENCE PROJECT ENGINEERED &
APPROVED • MIAMI-DADE APPROVED PRODUCTS AVAILABLE WHERE
SPECIFIED



LIGHT PANELIZED COLD-FORMED STEEL FRAMING

Potentially 20–25% lower overall construction costs compared with traditional block-and-pour — depending on project design, site conditions, specifications and location:

- Shorter construction schedules
- Reduced framing waste
- Reduced site labor
- Improved energy-efficiency potential
- Greater cost predictability through factory fabrication

Potential insurance advantages, subject to insurer requirements

**ENGINEERED FOR HURRICANE-FORCE
WINDS AND EXTREME CONDITIONS**



THE NUMBERS BEHIND THE SAVINGS



	NDL COLD-FORMED STEEL	BLOCK-AND-POUR
Construction cost	✓ Potential savings depending on project	Conventional baseline
Build time	✓ Target 4–6 months*	Often longer
Framing waste	✓ Reduced through factory panelization	More onsite cutting/waste
Wind design	✓ Project-specific engineered design	Depends on project engineering
Structural warranty	✓ Up to 50 years — structural frame*	Varies
Energy performance	✓ High-performance envelope options	Depends on wall/envelope specification
Fabrication	✓ Precision factory/panel fabrication	Predominantly site-built

**Timelines, costs, and performance vary according to project size, design, site conditions, approvals, specifications, and construction scope. Warranty is subject to written terms.*



CLIMATE-READY LAYERED WALL SYSTEM + THE CFS ADVANTAGE



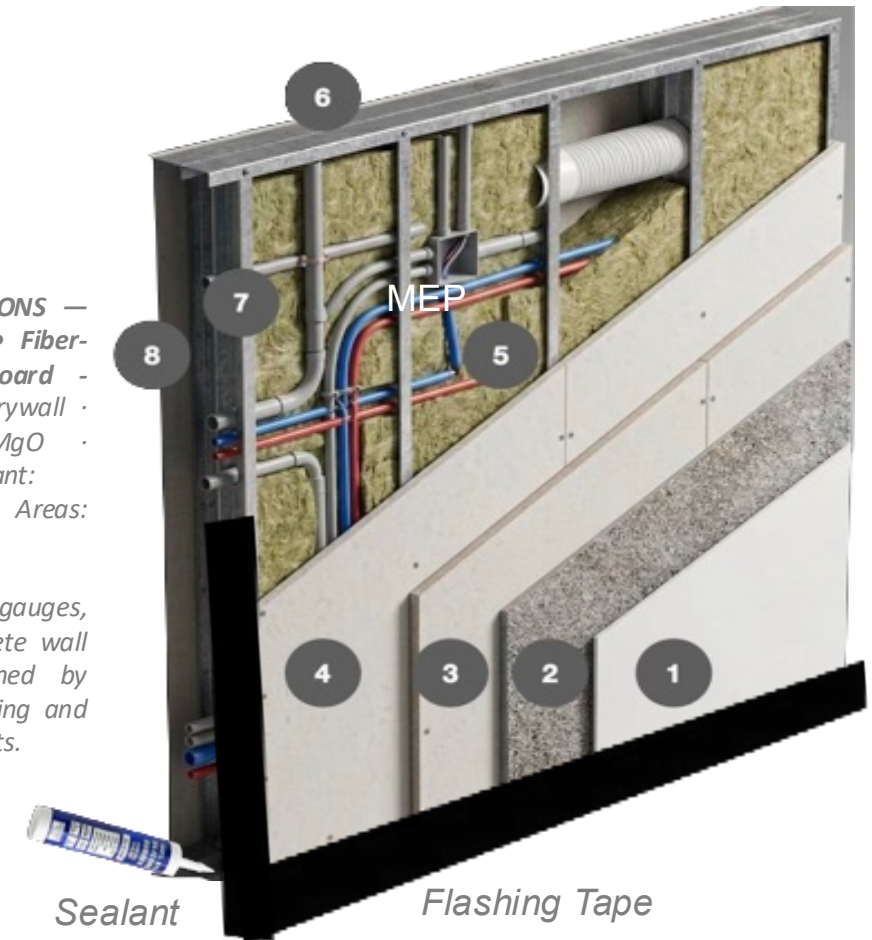
6" + WALL SYSTEM

- 1 Exterior finish — project selected
- 2 Exterior finish/base-coat system — as specified
- 3 Reinforced base coat with mesh
- 4 Approved exterior cementitious/sheathing substrate + compatible WRB/air-barrier system
- 5 Project-specified insulation — mineral wool recommended for Climate-Ready coastal applications
- 6 Interior wall board — project selected (see options)
- 7 6" Engineered G90/Z275 CFS Superstructure*
- 8 Additional assembly layer where required by project specification

System development informed by actual high-wind project engineering • Bahamas reference project engineered & approved • Miami-Dade County approved products may be specified where applicable and required

INTERIOR BOARD OPTIONS —
5/8" Drywall • MgO • Fiber-Cement • Cement Board -
Standard Residential: Drywall •
Enhanced Coastal: MgO •
Durable/Moisture-Resistant:
Fiber Cement • Wet Areas:
Cement Board

**CFS member sizes, gauges, spacing and the complete wall assembly are determined by project-specific engineering and performance requirements.*



Illustrated Climate-Ready Coastal Wall Assembly — reference configuration. Final sheathing, WRB/air-barrier, continuous insulation, fasteners and finish system are selected and engineered for each project.

TARGET 120-DAY CONSTRUCTION CYCLE* — DESIGN TO COMPLETION TYPICALLY 4-6 MONTHS*

** Subject to project size, approvals, site readiness, utilities, logistics, weather and selected construction scope. Government planning/permitting review periods are outside WD1/NDL control.*



Enquire → Design → Engineer → Build → Move in

NATURAL
DEVELOPMENT

1

Engineer

4-6 weeks



2

Manufacture

4-6 weeks



3

Deliver



4

Erect

3-4 weeks



5

Enclose

3-4 weeks



UP TO HALF THE BUILD TIME*
REDUCED SITE LABOR
MINIMAL FRAMING WASTE



OUR ECO-SMART SOLUTIONS

- SUSTAINABLY DESIGNED INTERIORS
- NEW TECH M.E.P. - INTEGRATED POE & LOW VOLTAGE
- LOW-MAINTENANCE, HYGIENIC INTERIOR SURFACE OPTIONS
- ECO SEWAGE & WATER TREATMENT
- LOW-VOC / ZERO-VOC FINISH OPTIONS
- LOW ENERGY COOLING SYSTEMS
- WIRELESS SMART DEVICES
- SOLAR & RENEWABLE ENERGY OPTIONS
- AIR TO WATER SYSTEMS
- SMART IRRIGATION
- FSC ONLY FURNITURE
- OZONE-ASSISTED POOL WATER TREATMENT

SUSTAINABLE CLADDING



WIRELESS KINETIC SWITCHES



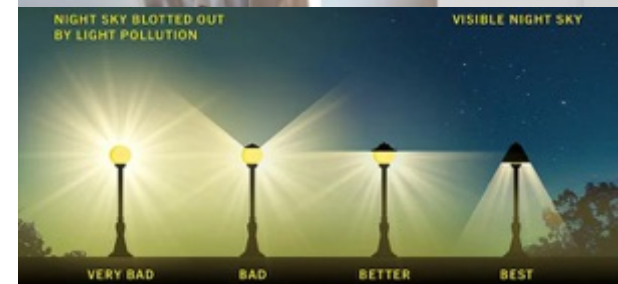
ATMOSPHERIC WATER GENERATOR



DARK SKY INTERNATIONAL CERTIFIED LIGHTING



SOLAR & BATTERY POWERED HOUSE



CURRENTLY MANUFACTURED IN FLORIDA (USA) TURKS & CAICOS MANUFACTURING PLANNED

A Turks & Caicos mobile manufacturing facility is being developed to support larger projects and remote island developments — bringing CFS production closer to the construction site, and relocating once construction is complete.

Key Benefits:

- Rapid deployment — designed for fast site setup
- Reaches remote sites with no infrastructure
- Self-powered by diesel/solar genset
- Faster builds — steel made steps from the site
- Fully relocatable to the next project
- Made-to-order production, minimal waste
- Lower shipping and logistics costs

WD1



WHO WE ARE

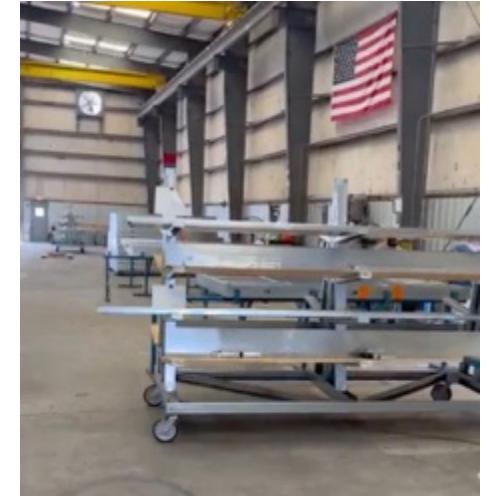
Natural Development Ltd was founded to transform how the Turks & Caicos builds. Our mission is to create environmentally responsible residences — from attainable homes to luxury villas — through sustainable practices and innovative construction technologies. With many years of trusted local experience, we guide every project from concept to reality: seamless government liaison, proven contractor partnerships, expert project oversight, and cutting-edge sustainable design. Our deep community roots and commitment to environmental stewardship mean we build for these islands — and for the generations who will call them home.

WD1 (FLORIDA, USA) brings the manufacturing muscle behind that vision. Its principals have extensive experience designing, engineering, manufacturing and delivering Cold-Formed Steel building systems across the USA and the Caribbean, refining a precision building system proven in hurricane-zone jurisdictions. That depth of experience — decades of design, fabrication and field assembly — is what allows us to deliver factory-grade accuracy and project-specific engineered structural performance — targeting a highly efficient construction cycle, approximately 120 days for qualifying projects — soon delivered from the Turks & Caicos itself.

Together, we combine what neither could offer alone: NDL's island knowledge, regulatory fluency and sustainable design philosophy, and WD1's industrial-scale CFS expertise — soon to be manufactured right here in the Turks & Caicos. One team, from first sketch to final key, building homes engineered for this environment and this way of life.



Factory by WD1 - Florida



North Caicos Project by Natural Development Ltd





BUILD SMARTER. SPEND LESS. STAND STRONGER.

- **Faster build. Lower carrying costs.** Precision-engineered CFS panelization can significantly reduce onsite framing time compared with conventional block-and-pour construction — potentially reducing months of financing, insurance and site overhead before occupancy.
- **Greater price predictability.** Factory-fabricated panels arrive organized and ready for assembly, helping reduce material waste, onsite cutting, rework and exposure to site-labor variability.
- **Savings that can continue beyond construction.** A high-performance thermal envelope, project-specific hurricane engineering and a manufacturer-backed structural-frame warranty* can contribute to long-term efficiency, resilience and asset value.

** Structural frame only; full terms available on request*



The house of the future — built for you today.



www.naturaldevelopmentltd.com

+1 (649) 231-4555

info@naturaldevelopmentltd.com

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BUILD FOR THE FUTURE.**

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Today

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