



Commercial  
**Showcase**



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# Company Profile

Established in 2012, Transbuild is proudly a New Zealand owned & operated business.

We are specialists in the construction of architecturally designed, affordable, transportable buildings for both residential and commercial applications throughout the North Island.

Awarded in October 2022 as the Fastest growing construction business in Auckland and Upper North Island by Deloitte Fast 50; it is a recognition of our experience and capabilities to deliver for our customers.

We take pride in manufacturing modern, affordable spaces that optimise design functionality with cost-effective outcomes, including large scale development projects.

Located in Drury, South Auckland, we have a 17,000m<sup>2</sup> site with a purpose-built, undercover factory consisting of 40 building bays with a large yard for finishing the homes or commercial units. Closed in, we have the ability and scope to deliver 250-300 units annually in a 5-day working week – all whilst being on time and on budget.

Transbuild are proud members of Master Builder and we place a great deal of importance on professionalism, duty of care and responsibility towards its people, clients and the environment.

We are fully engaged in sustainable construction methods for our energy efficient homes, from design through to construction in our controlled environment. We support local business by buying local.





Our overriding **purpose**, albeit at home or work is: Helping Kiwi's achieve a place to call **home**



# Transportable off-site development building solutions

Transbuild Commercial is ready to offer you superior solutions to suit your specific needs.

It takes just a matter of weeks to complete a dwelling at our building facility.

We specialise in delivering high-quality, architecturally designed, and cost-effective transportable buildings.

**Our streamlined and efficient process means you save valuable time.**

Our team has extensive experience in delivering volume housing, from smaller developments to large-scale projects.

We can help with an architectural concept, or you can simply select from our wide range of ready to use plans, alternatively we can utilise your own design.

Providing superior quality at our off-site factory, we guarantee a smooth and fast process, delivering directly to site on time.

Our factory enables us to **deliver single or double storey dwellings, stand alone, duplex or terraced.** N,S,W,E Entry, Mirrored or Flipped plans, Accessibility & FUD.

## Specification

- ✓ Social Housing compliant
- ✓ Homestar rated housing
- ✓ Pile or slab foundation
- ✓ Transbuild Entry Level Plans
- ✓ Investor Spec
- ✓ Owner Occupier
- ✓ Custom Spec

## Benefits

- ✓ Use our plans or yours
- ✓ Simple, Fast, Delivered
- ✓ Fixed price: no hidden costs
- ✓ Low cost
- ✓ High quality homes
- ✓ Architecturally designed
- ✓ Level entry





Stand Alone,  
Duplex, Terrace



Level Entry  
FUD/Accessible



Commercial,  
Office, Medical

# Clients we work with.



COMMUNITY  
HOUSING



PROPERTY  
DEVELOPER



RETIREMENT  
SECTOR



OFFICE  
SPACE

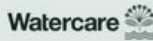


IWI

TARA ITI



wilshire



STEVENSON







# Why our clients love Transbuild

**Our off-site built homes deliver cost-effective solutions at a fixed price.**

Our architecturally designed buildings offer you **superior quality, on time, delivered to site.**

At Transbuild, we deliver ready-made buildings that are fully compliant with the building code and quality standards.

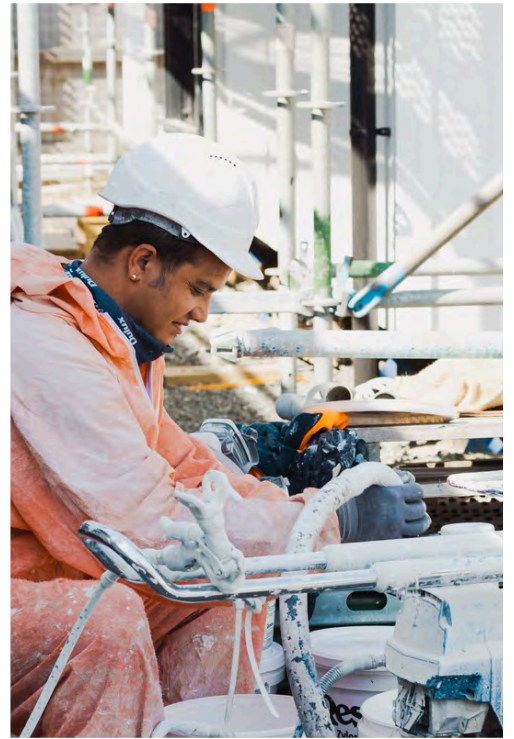
We take care of everything from the factory to the site, including the transport and installation on the foundations. Our clients enjoy the ability to focus on what they do best whether it's land development, housing developments or running their business operations.

By choosing us, you save time, money, and hassle, and avoid any construction related risks or health and safety costs; fundamentally improving your bottom-line results.

“ We offer a fixed-price contract, all within a controlled factory environment—a very streamlined process, by creating efficiencies we can really help speed up the development process for clients. So, if a normal development was 12 months, we can nearly halve that time, saving the client significant finance and holding costs. ”

- Shamil Gujarati





# Our People

Transbuild has 70 passionate people working in the business from sales, operations, manufacturing, install and completion.

## Sam Paterson

### Founder/Director

Sam has more than 20 years' experience within the off-site manufacturing building industry and has unparalleled expertise in many successful project deliveries for clients. He founded the company in 2012 with a passion to see people into healthy, affordable and practical designed homes. Over the years he has built a passionate team of managers and staff producing innovative off site building solutions for our clients.

## Rob Smith

### Operations Manager

Rob has been working for Transbuild since September 2018 as Operations Manager. Previous roles were National Operations Manager at Euro Corporation for five years. Manufacturing Manager Eaglewire Products Ltd five years. Engineering, maintenance & project management roles with both Fisher & Paykel and Pacific Steel Ltd. Robs leadership & experience with lean manufacturing methods has provided outstanding results in achieving a dynamic house manufacturing facility.

## George Khoury

### Commercial Manager

George has been with Transbuild Ltd since 2021 as our Commercial Manager. His previous experience encompasses more than 20 years in the manufacturing of building materials. He has held various management roles at PVC Plastics, Mild Steel, pre-cast Concrete, Steel Roofing, Gun metal and Cast Iron.

## Shamil Gujarati

### Business Development Manager

Shamil is highly experienced as Sales & Business Development Manager, he brings a wealth of knowledge in sales, marketing and business operations. Previous roles include Marketing Manager for Milmeq, Director of Fine Foods of NZ which launched Sanitarium into the UAE. Passionate about property and construction, he has worked for Cambridge Homes Auckland and Greenhomes, focusing on Unitary plan developments. He has also undertaken his own multi-unit developments from site acquisition, design and project management until compliance is achieved.

“

Our people and service are our major point of difference and honesty and transparency are at the core of all our decision-making and offerings.

What you see is what you get – and it's impressive.

”

–Sam Paterson



**Shamil Gujarati**  
BDM, Sales

**Rob Smith**  
Operations  
Manager

**Sam Paterson**  
Founder/Director

**George Khoury**  
Commercial  
Manager



**Licensed  
Tradies**

**Interior  
Fitout**

**Team  
Leaders**

**Design &  
Purchasing**

**Expert  
Builders**

**Customer  
Service**

**Admin / HR  
Finance**

**Sales &  
Marketing**

# Our Vision

Helping Kiwis achieve  
a place to call home



# Trust

We do what we say.  
empowered to succeed

# Pioneer

We deliver clever  
building solutions

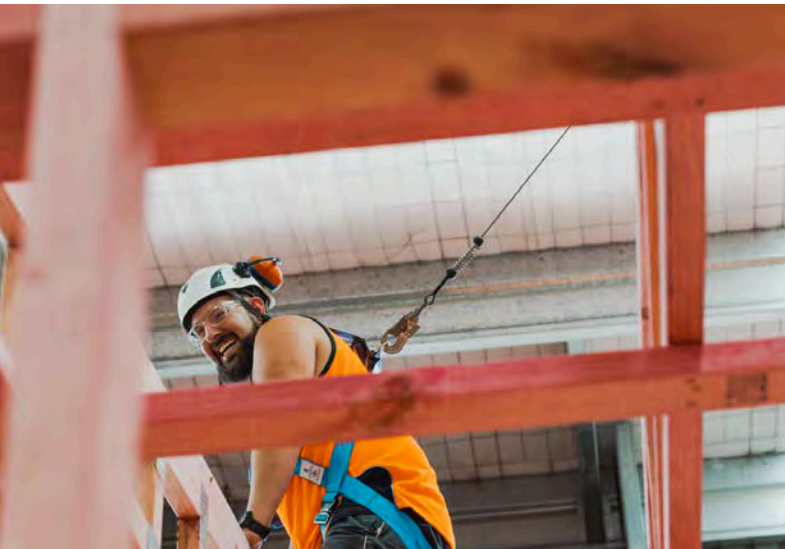


# Dedication

We go the extra mile  
for every customer

# One Team

Every team member makes a difference



# Culture

Cultivating a culture of respect and inclusivity

# Fun

A positive environment fosters creative ideas



# Professional

We pride ourselves on ingenuity and integrity

# Project Showcase |

## The Neighbourhood – Ormiston









## Project Showcase

### The Neighbourhood – Ormiston Overview

We manufactured and delivered 79 homes into The Neighbourhood Ormiston Development between 2021 and 2023.

The completed typologies comprised of standalone homes and single storey duplex homes.

We additionally completed 6 village display show homes with a combination of single level duplex and standalone homes for KiwiBuild and Market Homes, The Developer.

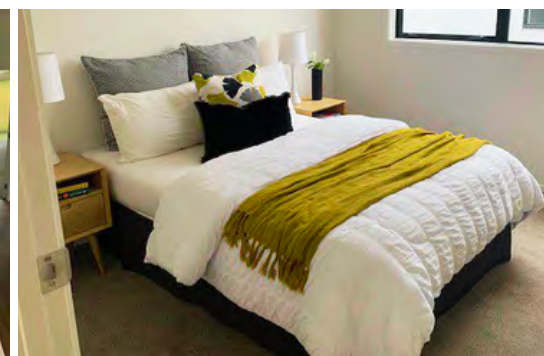
The developer partnered with Transbuild allowing affordable off-site manufactured homes into this first stage of the development. The benefits of this partnership were, it allowed the developer to turn over their sites faster to their buyers whilst their onsite builds were still and are still, under construction.

Utilising off-site manufacturing was a new methodology for the developer in constructing homes and developments.

The developer is looking to continue this lucrative formula in the next stages of the development.



“ A smart and alternative to ‘traditional’ house builds, modernised and controlled manufacturing under cover results in delivery on time and on budget, meaning customers can buy with confidence and benefit from moving in within months...not years. ”



# Project Showcase

## The Neighbourhood – Ormiston Typologies

Standalone

3 Bedrooms + 2 Bathrooms, 105m<sup>2</sup>

✓ 48 Homes Delivered

Duplex Single Level 3

Bedrooms + 2 Bathrooms, 95m<sup>2</sup>

✓ 25 Homes Delivered

Showhome Village Dwellings – 2 standalone and 4 duplexes + a show display office of 144sqm

✓ 6 Homes Delivered

✓ **79 Total Homes Delivered for Stage 1**

## Manufacturing Overview

The standalone homes were provided with Code Compliance Certification signed off at our OSM Facility in Drury from the subfloor bearer and above. On-site services, foundations and Code Compliance Certification were completed by the developer as part of the agreement. We do have the capability to provide foundations and is a standard inclusion in most installations.

The single level duplex 3-bedroom, 2-bathroom typologies were completed on site, the cladding and roof flashings were joined on site, it took the trades one day to complete along with completing the intertenancy firewall connections. Code Compliance Certification was submitted upon completion of these works.





# Project Showcase

## The Neighbourhood – Ormiston



### Delivery and Foundations Overview

The houses are transported and delivered throughout the night utilising specialised house moving trucks.

The houses are transported to their respective site fully completed, ready to be connected to pre-installed SED designed screw piles.

The screw piles are installed in advance of the house delivery.

The following morning the house is positioned with the mover truck, hydraulic jacks raise the house, the truck is removed from the site and the house is lowered onto the piles.

This completes the installation, typical install period for a house on-site is 2-3 hours for the delivery install team.

The Transbuild contract is concluded at this stage upon the house being fixed to the piles and the remedial team finishes any required touch ups.

### Our Involvement

Transbuild can undertake all services required within a Scope of Works.

At Transbuild, we handle everything from client consultation and design to manufacturing fully completed buildings in our factory. This includes interior fit-out, including painting, floor coverings, and installation of kitchens and bathrooms.

We facilitate the delivery of the buildings that are ready to be installed and connected to onsite utilities and services.

For 'The Neighbourhood At Ormiston' project, Transbuild were contracted to provide manufactured homes for their development sites.

The **scope** of works included:

- Full set of house plans developed from concept to working drawings.
- Building consent submitted and achieved for the house plans from Auckland Council.
- Manufacture of all houses ex-factory to the client's specifications.
- Final Code of Compliance issued for each house standalones prior to delivery, duplexes post final installation.
- Houses delivered to sites onto pre-installed screw piles.
- Remedial touch ups completed on-site
- Final handover to developer.





# Performance

Each build took between 8–9 weeks and the houses were delivered on-time and on budget as per the contract.

Transbuild were able to further showcase our value when complexities around the site development arose. The sites weren't ready for the houses, causing delays to our delivery program.

The completed houses were stored on-site and in storage yards whilst the site works, and pile foundations were completed.

The homes could be readily transported as soon as the sites were ready for delivery, this benefited the developer by utilising off-site manufacturing to increase the speed of completing their development despite of site delays.

Our ability to be agile, yet performance driven, exceeded the development's completion timeline and highlighted the benefits of partnering with Transbuild.

We now have more builds in place for the next stage of the development with the volume to increase over the coming stages.

## The Neighbourhood Ormiston

All the roofed houses in this Google Maps image taken early in the development stage, were manufactured off-site. This highlights the benefits of partnering with Transbuild vs. traditional on-site construction.







# Project Showcase

## Far North Holdings

Two Storey Terraces  
3 Bedrooms + 2 Bathrooms

✓ 10 Homes Delivered

Two Storey Duplex  
2 Bedrooms + 2 Bathrooms

✓ 8 Homes Delivered

✓ **18 Total Homes Delivered**

## Taking off-site to new levels

This project is a game changer for off-site building and highlights how Transbuild Commercial is at the forefront of construction innovation.

We developed the concept of house plans, obtaining building consent from Auckland Council, and manufacturing all modules to the client's specifications (and importantly to their budget).

Our innovative approach ensured precise installation of ground floor modules onto rib-raft concrete foundations and seamless positioning of top floor modules, meeting all service connection and site completion requirements.

The scope of work was completed on time, culminating in a seamless handover to the developer.

**This project highlights our commitment to delivering high-quality, innovative housing solutions efficiently and effectively.**





# Project Showcase

## Far North Holdings

### Dargaville

## Delivery and Foundations Overview

The house modules are transported overnight using specialised house-moving trucks, arriving fully completed and ready for connection to pre-prepared slab foundations.

Upon arrival, the house is carefully positioned with the moving truck. Hydraulic jacks raise the structure, allowing the first storey to be lowered and secured onto the foundations, ensuring that service stacks and connections align precisely with on-site requirements

The second storey is then craned directly from the truck and meticulously installed atop the first storey, completing the installation.

The average site completion timeframe we are achieving is 7 workings days.

At this stage, the Transbuild contract concludes, with the house fixed securely to the piles and the remedial team completing any necessary touch-ups.

## Our Involvement

Transbuild Commercial assisted at every phase of this project, from initial concept to final delivery. We collaborated closely with the client, guiding the design process from draft to final concept to ensure that off-site manufacturing efficiencies were optimised.

Our team expertly handled contract & price negotiations, providing ongoing support and clear communication throughout. We also took charge of pricing typologies, calculating material and labour allowances, and ensuring seamless coordination between design and manufacturing.

In addition, we managed the procurement process, ensuring that all materials were ordered and delivered to the factory in time for production.

We oversaw the production of homes to specification, managed production timelines, and coordinated sub-trades to ensure homes were completed on time.

Our on-site involvement included the precise coordination of module installation, crantage, and site install teams, ensuring that service connections were completed.

The **scope** of works included:

- Full set of house plans developed from concept to working drawings.
- Building consent submitted and achieved for the house plans from Auckland Council / Site Consent from Kaipara Council.
- Manufacturedex-factory all house modules (ground & top floors) to client specifications
- Fully completing interior fit-out, painting, flooring, and installation of bathrooms, kitchens, and appliances ex-the factory.
- Code of Compliance to be achieved post final installation.
- Delivered/assembled on-site: Craned ground floor modules onto rib-raft foundations, positioned top floor modules, secured connections between floors and to the slab, & completed site work.
- Remedial touch ups completed on-site
- Final handover to developer.



# Performance

Transbuild Commercial's performance on this project was exemplary.

Our off-site factory, an innovative facility, completed the module construction entirely undercover in just 10 weeks.

We adhered to the production and delivery schedules, making necessary adjustments in close collaboration with the client, particularly given the involvement of multiple sub-contractors and the impact of weather conditions.

On-site, our efficient processes achieved an average site completion timeframe of just 7 working days.

Our two-storey typology with off-site manufacturing is truly a game-changing solution for land developers, the retirement sector, community housing, Iwi, and businesses alike.

We're proud to have successfully completed such an innovative project, with our scope of work completed on time and every phase executed to the highest standard.

From concept to fruition, Transbuild Commercial ensured the project was expertly managed and delivered throughout every phase.

## **A well-oiled machine** in Drury, Auckland

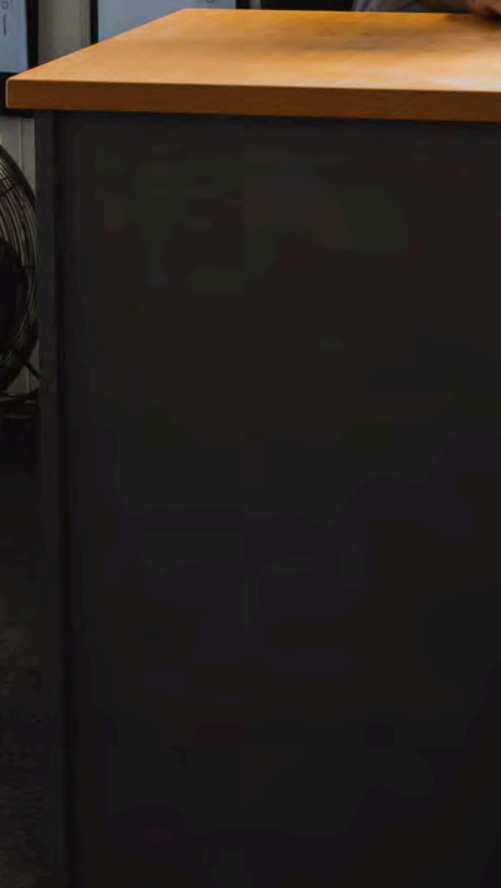
Our unparalleled experience and expertise drive every success, with our large capacity factory and skilled team bringing visions to life. Most importantly, we deliver time and cost savings, ensuring exceptional value for developers.

4 MON 5 TUE 6 WED 7 THUR 8 FRI 9 SAT 11 SUN 12 TUE 13 WED 14 THUR 15 FRI 16 SAT 18 SUN 19 TUE 20 WED

RAISE TO CONCERN

**TRANS BUILD**  
Fit Out Team - Daily Management Systems Board  
Short Term Actions (Complete within 24 hrs)

Item	Assign	Status	Due Date	Assignee	Notes
With all the new colors of spoking and pipe sleeves being 19 1/4" MTD of pipe next being in order, just put them all together in one order.			19/8		
NEW: 8-Elbow, curbs					
SS SHEET					
DESIGN & BUILD TAKE PHOTOS					
New Project		Always be careful... (insert mgt tel)			
Factory Build to Order Sheet		We are not perfect, Let's do the Right thing! 🙄			





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