

Formsteel

A guide for landowners, investors,
and property developers

VERSION 1.0 2025



Welcome to Smarter Building

When you're planning an industrial or commercial project — whether it's a warehouse, logistics facility, retail centre or manufacturing site — time, cost and confidence matter. But too often, traditional construction methods introduce delays, uncertainty, and complexity that erode your profit and put your investment at risk.

This guide has been created to help you take control.

Formsteel is New Zealand's smarter structural system — one that empowers developers and business owners to unlock faster builds, stronger performance, and greater long-term value from every project.

Whether you're still shaping your business case or preparing for consent, this guide will walk you through:

- How to reduce risk and accelerate project timelines
- What to look for in your construction team
- How to design for future ROI, not just today's handover
- Why smarter systems like Formsteel deliver better commercial outcomes

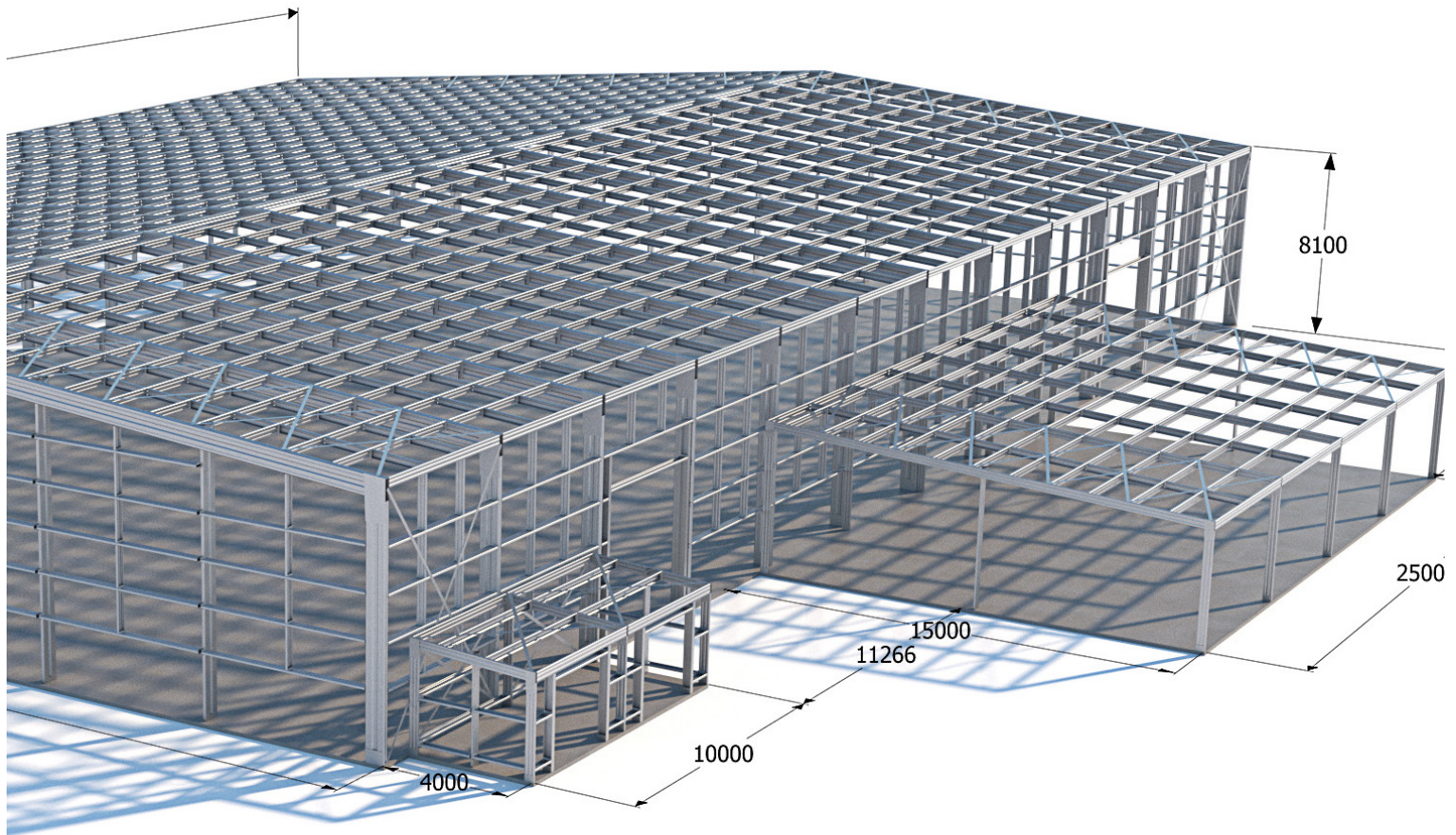
You'll also learn how our patented SuperSpan® steel system and StructuralIQ® automation software make Formsteel a game-changing option for industrial and commercial construction — combining structural performance with cost-efficiency and design flexibility.

Ready to build faster, smarter and better?
Let's get started.

Four Decisions That Define Your Project's Success

Whether you're building a warehouse, factory, logistics hub or retail space, three early decisions will determine how well your development performs — financially, operationally, and over the long term. Each one influences the speed, cost and confidence you'll carry through the entire process.





Start with Smarter Planning

Profit is made in the planning phase. The most successful projects are meticulously de-risked and momentum-driven from day one.

This means:

- **Phasing consents** so earthworks and site prep can begin while detailed designs are finalised
- **Front-footing risks** like weather, resourcing, and supply constraints with mitigation strategies
- **Establishing accountability** by setting decision gates and clear channels between stakeholders

But even the best planning can't compensate for a delivery team or system that introduces friction. Which is why your next two decisions are critical.



2

Choose the Right Building System

This is the decision most overlooked — and often the most expensive to get wrong.

Your structural system affects everything: engineering time, consent approvals, foundation design, installation time, crane size, and long-term operational efficiency. The wrong system adds cost, complexity, and critical path delays.

Formsteel changes that.

- **Up to 40% less steel** = lower cost and faster builds
- **Smarter design software** = 10 weeks of engineering completed in days
- **Lighter installs** = smaller cranes and simpler site logistics
- **ISO-accredited system** = peace of mind from day one

A better system sets your entire team up to deliver more — in less time, with less risk.



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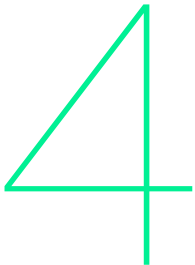
Assemble a Team Built for Speed and Certainty

Your contractor isn't just a supplier — they're your execution partner. The right team accelerates timelines, prevents bottlenecks, and ensures you stay in control.

Look for a design-and-build contractor who:

- Understands your commercial objectives, not just the construction specs
- Can make fast, informed decisions as issues arise
- Provides clarity on what decisions are needed when — and what delay will cost you
- Communicates proactively and transparently across consultants and suppliers

A great team doesn't just build what you ask for — they help you anticipate, adapt and stay ahead of challenges.



Build for ROI That Lasts

Construction isn't just a capex line. It's a long-term business decision. Every component you specify today impacts your asset's future performance — from tenant appeal and maintenance costs to energy efficiency and expansion potential.

Formsteel's SuperSpan® system is engineered for future-proof performance. It enables:

- Low-carbon, long-span structures that meet modern ESG expectations
- Architectural flexibility to meet tenant demands
- Durability that reduces whole-of-life cost
- Design adaptability that supports future reconfiguration or expansion
- By thinking beyond handover, you're not just building faster — you're building smarter.



Formsteel and NZRPG create a landmark retail space for Foodie in Westgate

Customer

NZ Retail Property Group (NZRPG)

Structural system

Formsteel SuperSpan System

Build Time

20 weeks for building envelope

Floor Space

6,500m² (3,800m indoor retail)

Cladding

Formsteel FS670 5Rib

Carbon Savings

Approximately 40% less steel consumed compared to traditional structural steel.

“Formsteel has the potential to change the commercial construction game. It’s a building system that’s lower cost, simpler to construct, faster to build, and lighter.

All those things add up and it’s just a better, completely new approach. Of course, we can’t forget that Formsteel is the greenest option out there and that’s something to be seriously considered.”

NZRPG partnered with Formsteel to address limitations with the original construction system for Foodie Asian Supermarket, which relied on traditional structural steel and proved inadequate. Although their initial plans were approved, the client encountered supply chain issues and high costs. Eager to innovate and explore new construction methods, they selected Formsteel after a thorough external evaluation confirmed the system’s effectiveness.

The project involved the construction of a multi-tenancy building comprising three separate tenancies and spanning a total area of 6,500sqm. Located in the Westgate complex, Auckland, the supermarket features full retail frontage and functionality. The site is positioned among major retail outlets, including Costco, Tesla, a block of fast-food chains, Chemist Warehouse, and other prominent international retailers.

Formsteel established a strong partnership with NZRPG, showcasing the efficiency of their system in managing large-format buildings. This collaboration highlighted how Formsteel’s solutions facilitated rapid construction and met various client requirements effectively.



Build smarter. Invest better.

When you get these decisions right — your building plan, your team, your system and your strategy for long-term ROI — the rest of the project becomes easier, faster and far more profitable.

That's the Formsteel advantage.



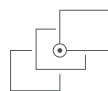
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SUPPORT



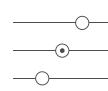
STRUCTURAL
PERFORMANCE



ISO
ACCREDITED



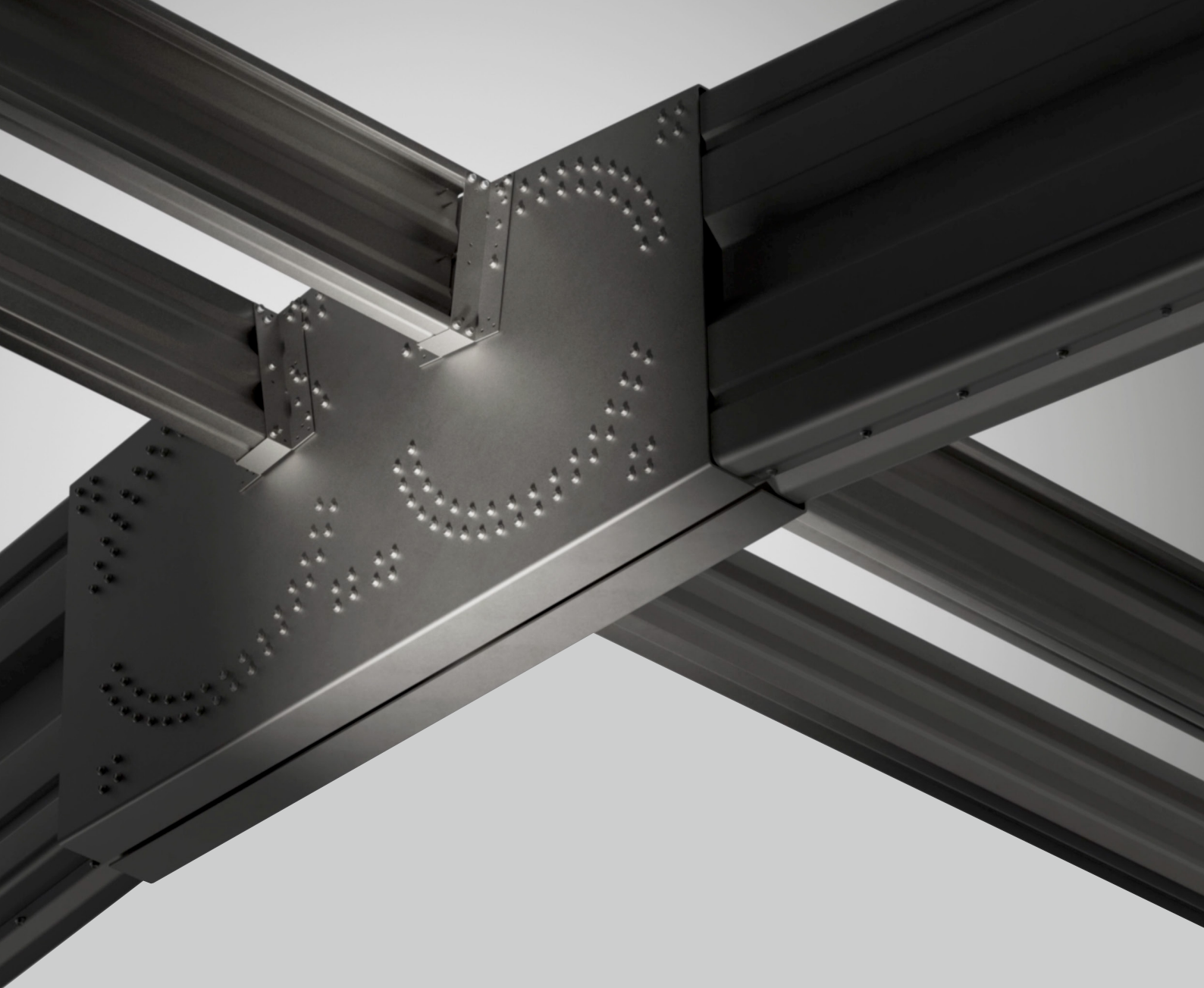
AUTOMATED
EFFICIENCY



CUSTOMISABLE
BUILD



ARCHITECTURALLY
CONSIDERED



Welcome to the future of construction.

Whether you're early in the planning or ready to get started, our team is here to simplify the process and help you move forward with confidence.

Get in touch with our team

Located in Newmarket, our Customer Lounge is a dedicated space designed for a focused, in-person experience. Call us now to arrange a time to meet our team, explore options and make confident decisions about your project..

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Formsteel™