



# MODULAR STRUCTURES

SKYLINE



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# INTRODUCTION

NZ Temporary Structures is a proven, long-standing provider of modular building products, with an international delivery footprint in New Zealand, Australia, and the Pacific.

With the company's cost effective, flexible, responsive and fully integrated approach has made us a business leader in the modular structure marketplace since 2009.

NZ Temporary Structures offers sustainable modular buildings that provide fast and effective solutions for many industries.

The offsite manufacturing process minimises disruption onsite, and the structures are fully operational shortly after installation.

Our experienced operations team support customers through every development phase, offering a full turnkey solution for building modular facilities, including site preparation, offsite construction of modular components, and onsite delivery and installation.





# SKYLINE

## Commercial Building at its Best

**As sustainability becomes a significant aspect of many corporate policies, the Skyline modular system creates commercial space that meets today's evolving needs. Achieving a balance between sustainability and design is vital when planning commercial spaces. The Skyline is an excellent example of a building that blends visually attractive design with environmentally friendly solutions.**

The Skyline's innovative ability to be flat-packed, relocated, reconfigured, and reused makes it an extremely sustainable building solution.

Plus, the Skyline's structural components can be reused, reducing the amount of waste and fit-out materials that are typically used in traditional construction methods.

This results in a more efficient building process that saves time onsite.

The Skyline is a sustainable solution for various commercial settings such as office & administration, retail, education, government, healthcare, and more.

It optimises floor space while its expansive glass facades makes it ideal for many commercial applications such as car showrooms, hospitality, restaurants, and plenary spaces.

# SKYLINE

## Benefits

**The Skyline offers a modular design that's just as flexible and customisable as traditional buildings. From its lightweight and durable aluminium frame to its light fittings, the Skyline can function as a permanent building that is visually stunning with a range of high-end facade systems.**

Select either vertically or horizontally aligned double-glazed glass, combined with insulated sandwich panels.

The Thermo roofing system is a revolutionary solution that features the Parapet design. Made of either Alucobond or PVC material, it provides the distinctive "cube characteristic" with its own customisable look.

Skyline's load bearing modules are constructed with steel frames and offer a variety of customisations.

The modules can be tailored to include single leaf, double leaf or sliding doors, internal and external stairways, balustrades, decorative interior cladding, lighting, and heavy-duty flooring systems.

Modules can be stacked to create multi-level modular buildings. Choose between two or three floors with atriums, balconies, and terraces. For more space, mezzanines are a flexible way to add extra retail or personnel space.





# SKYLINE

## Design Concepts



**Good 3D visuals are an important part of any project, our designer, Ziggy Ziegler, brings his skills to the table to provide just that. A true craftsman dedicated to making ideas come to life, Ziggy brings 30 years of experience in visualising concepts and translating ideas into reality.**

Working extensively in film, TV, theatre and events, before architecture and construction, gave him the ability to listen and comprehend functional and artistic concepts and how they relate to the people that use them.

This first-hand experience gained onsite in the real world lets Ziggy literally see a project in his mind and be able to translate that into visuals that make sense. Considering all the stake holders and their requirements in the project, whilst remaining focused on creating inspired solutions at the same time.

Bringing projects to life in visuals is a passion that has been yielding amazing results across several industries in a large array of projects. Since starting incREDible Studios 5 years ago his focus has been on making these projects shine in a unique way.

From golf courses in the USA, glass structures in Dubai, terminals in New Zealand, airports in Australia, film studios in Japan, outdoor stadiums, shopping centres, race tracks, concert arenas, and retail Ziggy welcomes projects of all sizes with one specific goal, to get it right and make you smile.



# SKYLINE

## From Design to Installation

**We have been managing projects, large and small since 2009 and throughout this time, we have worked tirelessly on ensuring we provide the best experience in the industry. We focus on our workflow ensuring every aspect is covered and delivered to your expectations. Enabling us to provide a turnkey solution for your design needs right through to installation.**

We call this our Concept to Installation process, and it all starts with you.

We share our experience and take care in understanding yours, to work together to achieve your desired outcomes.

From your brief, Ziggy Zeigler designs the concept. Creating concept designs allows us to bring our capabilities and merge these with your ideas to create the perfect space.

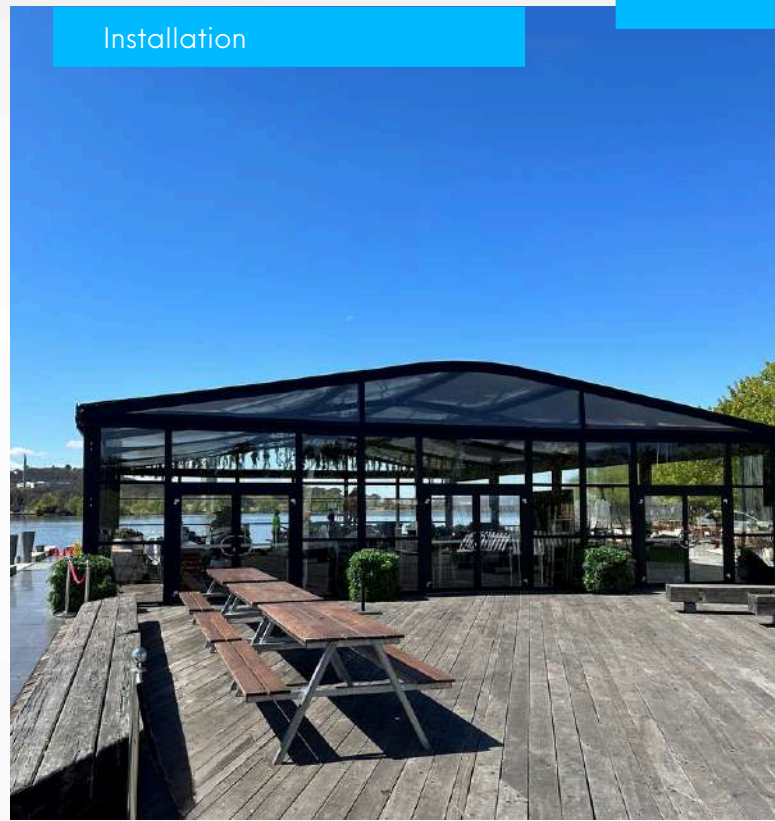
Our architects specify and document all design elements for submission to all relevant parties. One being our German engineering partners, HR Structures GmbH who manufacture the building framework, while our project management team source materials, building documentation through to installation. We provide a holistic approach to delivering your project.

We offer an ongoing maintenance program, ensuring your completed and installed building looks just as good as it did the day of install.

Concept



Installation





# SKYLINE

## Designing a New Experience

**Our Skyline buildings are designed to be both functional and efficient. The prefabricated components make installation onsite a breeze, and the flexible layout ensures ample room for high-end commercial space that can be modified to fit your specific needs.**

Skyline buildings are available in both single level and multi-level options.

The single level option, with a standard side height of 4.00m, comes in widths ranging from 10.00m to 30.00m and can be extended to any length using 5.00m bays.

The multi-level option offers side heights of 8.00m and is perfect for situations where expanding outward isn't possible.

When you need to make an impression, choose our multi-level Skyline option. Upper levels are constructed atop a lower level of the same size or a larger footprint using our innovative 5.00m x 5.00m ground and middle floor module system. This system maximises internal heights by eliminating internal struts.

We also offer a variety of add-ons. Ask us about turnkey fit-out options like ceiling linings, plumbed-in wet areas, HVAC, connectivity outlets, and more!







# SKYLINE

## Specifications

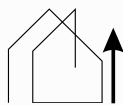
- **Bracing System:** Internal high-level bracing giving open & clear span spaces.
- **Frame Construction:** Hard pressed 4 groove aluminium cube profile.
- **Profile Size:** Profile sizes relative to situation requirements.
- **Roof Covers:** PVC Parapet system. Flame-resistant pursuant to DIN 4102-B1. Thermal roof cover provides additional insulation and condensation protection in the roof area.
- **Wind Loading:** Structures are all calculated to withstand wind loading based on the physical site location, and to meet Australian, New Zealand, and European safety standards.
- **Walling:** Facade Walling System options, insulated, panoramic glass wall, horizontal glass, vertical glass wall, framed glass.
- **Floor options.** Heavy duty systems, cassette flooring.



**Span Width**  
5.00m - 30.00m



**Length**  
Unlimited in 5.00m bays



**Side Height**  
Up to 4.00m per level



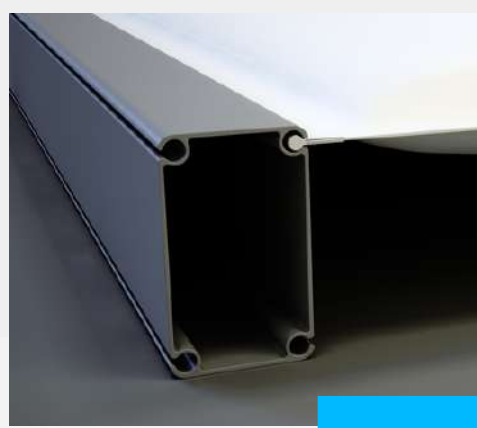
**Wind Load**  
To site specifics



**Custom**  
Fixtures & Dimensions available

# SKYLINE

## Features



### Roof Cladding

#### Single Layer PVC Covers

The PVC Covers are flame-retardant according to DIN 4102-B1, and come in both translucent and opaque, and are available in a wide variety of colours.

#### Thermal Roof PVC Covers

The air-filled double-shell roof PVC Covers provides additional insulation and condensation protection in the roof area. The PVC Covers are flame-retardant according to DIN 4102-B1, and come in both translucent and opaque, and are available in a wide variety of colours.

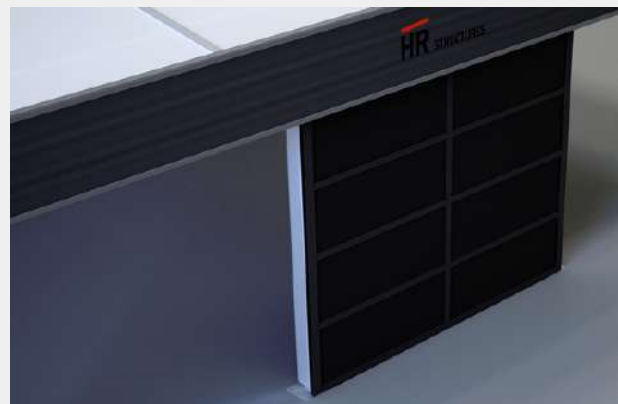
#### Attica

The parapet made of Alucobond or PVC material gives your Skyline the classic "cube character" with its own individual customisable look.



# SKYLINE

## Features



## Walling

### Skyline Glass Elements

The 2.5 x 1.0m to 2.5 x 2.0m elements with glass filling are available in various tints and colours.

### Skyline ISO Elements

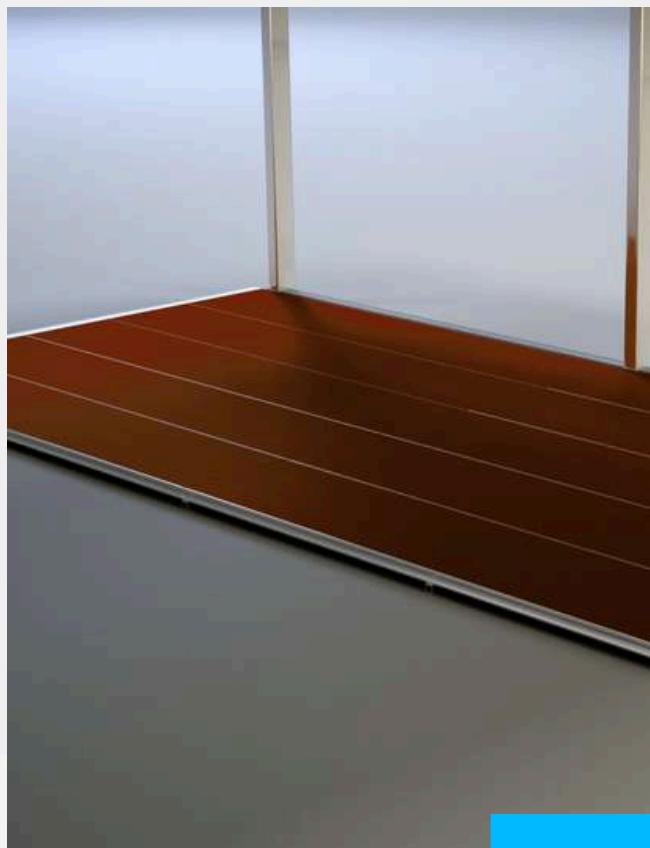
The 2.5 x 1.0m elements with sandwich filling are available in different colours. The Iso elements are also available in a cost-effective version without an enclosed frame.

### Skyline Pre-Stressing System

Whether with aluminum cassettes or PVC material, with the pre-stressing system, another visual highlight can be placed in front of the skyline facade.

# SKYLINE

## Features



## Flooring

### Cassette Flooring

The visually appealing cassette floor is available with different wooden coverings and, with its lightweight aluminum substructure, has a traffic load of 350 and 500 kg/m<sup>2</sup>.

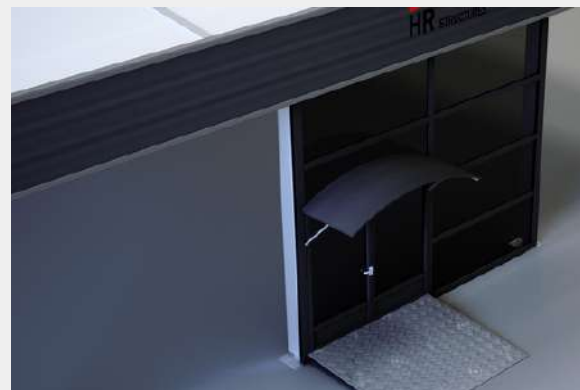
### Heavy Duty Flooring

The heavy-duty floor is the most efficient floor system in our range, which can be quickly installed using a forklift or crane. In addition, it has a low transport volume compared to other flooring systems.



# SKYLINE

## Features



## Doors & Accessories

### Single Leaf/Double Leaf Door

Entrances and exits in various facade systems, the single and double-leaf doors can be installed in our structure systems and visually adjusted to match the rest of the side paneling.

### Indoor/Outdoor Ramp

To enable barrier-free access to our structure systems, we offer various entry and exit ramps made of steel and aluminum.

### Overhead Door Shelter

Various canopies are available separately from our doors, which visually complete your entrance area and offer weather protection for this area.

### Stairs

For multi-storey skyline systems, we offer indoor and outdoor stairs in a variety of sizes, shapes and designs.

# SKYLINE

## Structure Types

### Modular Retail

The Skyline enables commercial and retail clients to expand their businesses without disrupting operations or profits. It offers a quick and efficient way to add sales offices, showrooms, franchises, or design centres.

### Modular Classrooms

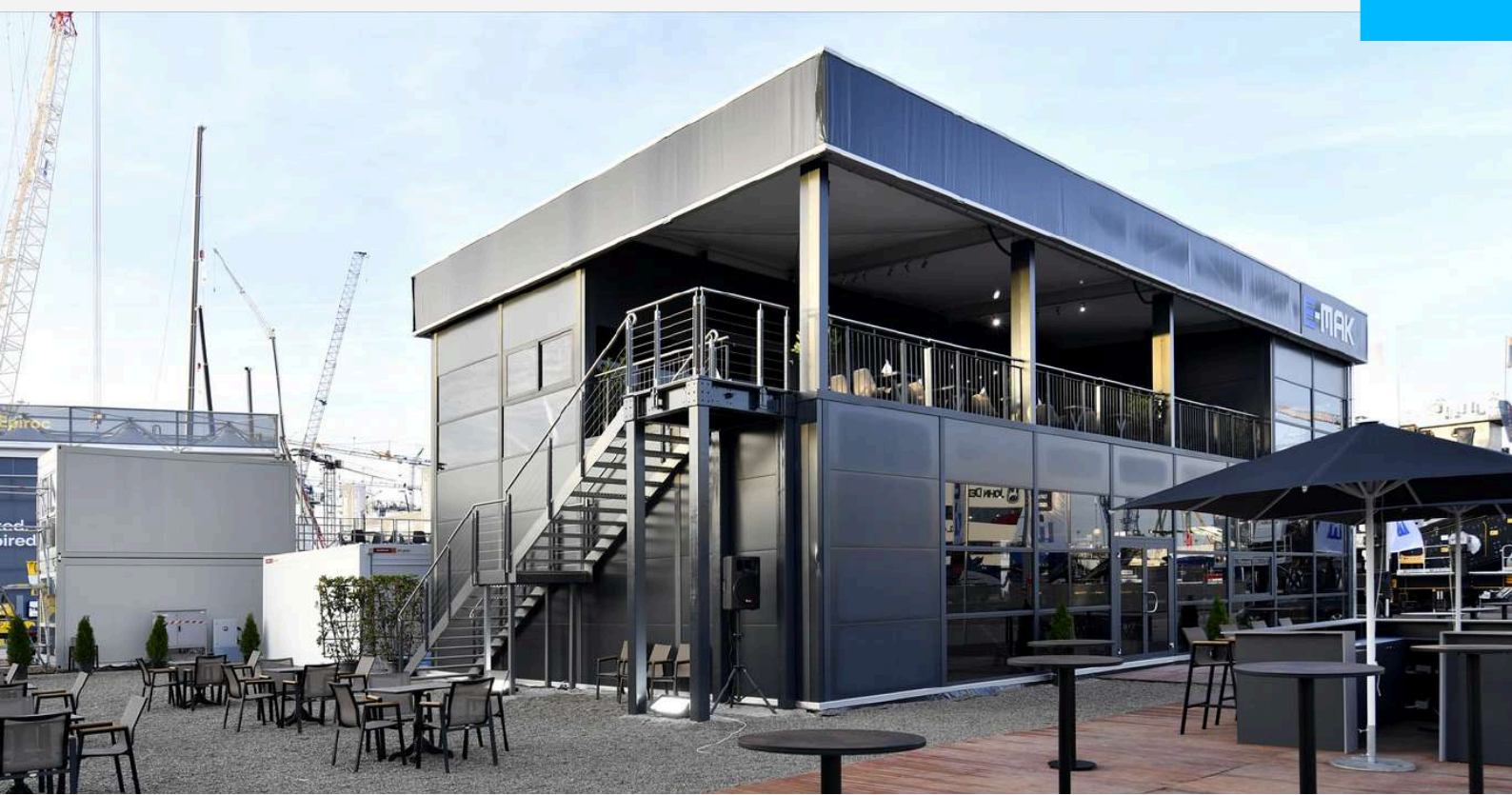
Skyline Structures are a modern and efficient solution to address enrolment changes in educational systems. Modular spaces are being implemented to avoid the cost and time associated with traditional construction methods.

### Government Buildings

The Skyline has proven to be cost-effective and time-efficient for government entities, and municipalities that have tight budgets and building construction guidelines.

### Healthcare

The Skyline is a growing option in healthcare due to the need for quick expansion of services to reduce patient wait times and overcrowding. The structure offers customisation to meet the unique needs of the healthcare industry, making it suitable for both small practices and large medical complexes.







# SKYLINE

## Structure Types

### Office Buildings

The Skyline is available for temporary or permanent use, ranging from single level to multi level. The structure offers easy integration of connectivity, security, and accessibility features, and can be ready for occupancy up to 50% faster than conventionally built office space, making the Skyline a great fast-build option.

### Restaurants/Cafes

The Skyline is a great option for restaurants and other hospitality applications. By choosing modular construction over the traditional method of building, you can complete your build faster while equipping yourself with a modern, comfortable, and fully customised facility. Provisions are met for kitchen and seating space, amenities and more.





SKYLINE STRUCTURE

**WERRIBEE MOTORS**

10.00m x 15.00m x 4.00m







SKYLINE STRUCTURE

## WERRIBEE MOTORS

Glass Facade with Black Powder-Coated Frame



# PARTNER WITH US

## Your Innovative Partner in Modular Building

Modular buildings offer a sustainable and flexible approach to construction, allowing companies to reduce their environmental impact and promote recycling. They are ideal for companies interested in greening the building process.

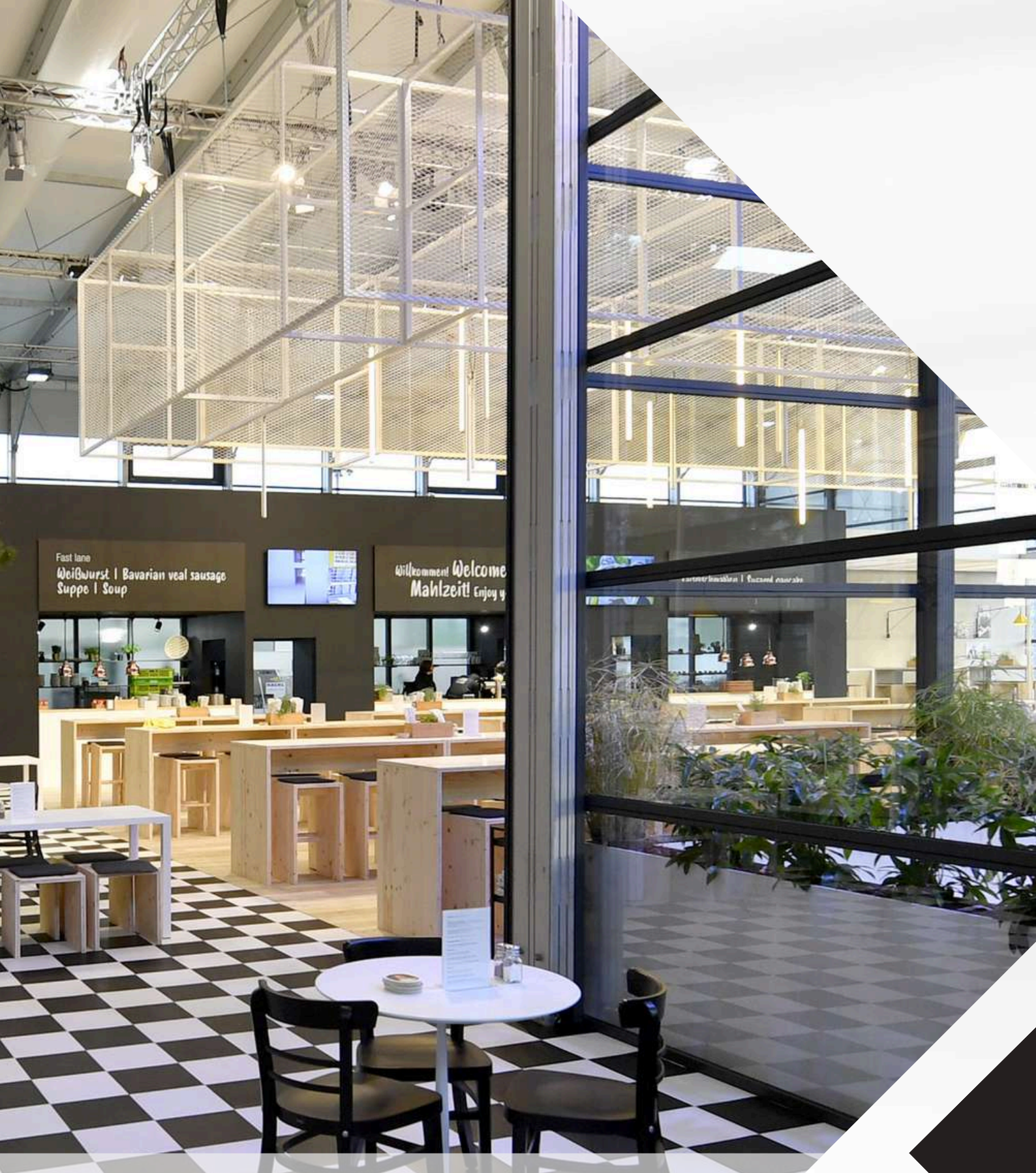
Modular construction is a highly streamlined process that can see project times reduced as the structure components are manufactured offsite. And the insulated structure ensures a more consistent R-value rating.

Modular structures reduce the use of new material resources, demolition waste, construction time, and transportation costs. They also have the advantage of serving a new purpose beyond their expected lifespan.

Structures can be moved and repurposed for different functions including commercial and industrial applications such as offices, hospitals, warehouses, airport terminals, and sporting facilities. Their flexible configurations adapt well to different applications.







**Build Your Next Project**





## CONTACT US



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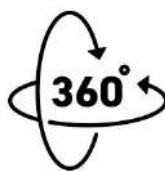
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