

EST. SYDNEY · PACIFIC ISLANDER LED

MAKO.

CUSTOM PREFAB HOMES

A real home, on your family's land, delivered.

YOUR FIRST CONVERSATION



TODAY'S CALL

What we'll cover.

This call usually takes 30 to 45 minutes. No pressure to decide anything today. By the end we will both know whether MAKO is right for you.

- | | | |
|----|-----------------------|--|
| 01 | Who we are | MAKO, the founder, what makes us different |
| 02 | Your project | Your land, your family, your timing, your budget |
| 03 | What we build | The range, the floor plans, finishes, what is included |
| 04 | How we deliver | Factory to port to your land. Payment structure. |
| 05 | Next steps | If MAKO is the right fit, what happens after this call |



WHO YOU ARE TALKING TO

Tyson Finau.

I'm Tongan. I started MAKO because I watched my own family struggle for years trying to build a real home on our land back home. Materials shipped in piecemeal. Skilled labour scarce. Weather delays dragging projects out for years. Half-built homes sitting unfinished.

MAKO is what I wished existed when my family started theirs.

WHO YOU ARE BUYING FROM

Pacific Islander led. Australian registered.

You can verify everything in five minutes.

01

The company

FINAU HOLDINGS PTY LTD, ACN 687 511 119, registered in Sydney. Verify free at asic.gov.au

02

The product

CE certified. ISO quality certified. Independently SGS inspected before every shipment leaves the factory.

03

The founder

Named company director with direct WhatsApp contact, Tongan heritage and family connections across the Pacific.

makostructures.com · admin@makostructures.com · WhatsApp +61 422 698 068

WHERE WE DELIVER

Homes across the Pacific and beyond.



- Tonga
- Samoa
- Fiji
- Vanuatu
- Cook Islands
- Niue
- French Polynesia
- Australia and New Zealand

and more, wherever a container can land.

Cyclone rated packages

Engineered for high-wind regions.

Built for harsh conditions

Galvanised steel, marine-grade finishes.

Off-grid solar and water

Power and water where services are thin.

Custom designs

Layouts shaped around your family.

BEFORE WE TELL YOU ABOUT MAKO

First, your project.

We want to understand yours before we tell you about ours.

- Where is the land, and is it freehold or customary?

- Who is the home for? Family residence, parents, rental, business?

- How many bedrooms do you need?

- When do you want to be moved in?

- What budget have you set for the home itself?

- What about site work and foundation on your side?

- How is this being funded? Cash, family, loan?

- Who else needs to be comfortable with this decision?



WHAT WE BUILD

Real homes. Container delivered.

Nine residential configurations from 2-bedroom to 4-bedroom and two-storey, from 37 to 74 square metres, plus worker accommodation, tourism and commercial builds. Every home arrives fully fitted: kitchen, bathroom, electrical, plumbing, insulation, windows, doors. Connect power, connect water, move in.

MAKO. MODERN HOMES. STRONGER COMMUNITIES.

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OUR DESIGNS

Designed for island living.



40FT • 2 Bed • 2 Bath • Tonga

Dedicated laundry, open living, full-length 2 m terrace.



40FT • 3 Bed • 1 Bath • Rarotonga

White brick cladding, charcoal roof, L-shaped kitchen.

OUR DESIGNS

Built for every coastline.



40FT HOME
NEW ZEALAND

Coastal Living Everyday



40FT HOME
NEW ZEALAND

- 4 Bedrooms
- 1 Bathroom
- Open Living
- Full Kitchen (with Built-in Oven)
- Covered Terrace (Full Length - 2m Wide)
- Cyclone Ready (Upgraded for High Wind Regions)

FUNCTIONAL. MODERN.
BUILT FOR A BRIGHTER TOMORROW.

MAKO. | MODERN HOMES. STRONGER COMMUNITIES.

A3 Charcoal Brick (Cladding)
Charcoal Roof
Black Frames & Trim
Weathered Grey Decking



40FT • 4 Bed • Cyclone Ready • New Zealand

Charcoal brick, black trim, built-in oven, high-wind upgrade.



40FT HOME
MYPONGA BEACH, ADELAIDE

Coastal Living Everyday



40FT HOME
MYPONGA BEACH, ADELAIDE

- 4 Bedrooms
- 2 Bathrooms
- Open Living
- Full Kitchen
- Covered Terrace (Full Length - 2m Wide)

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BUILT FOR A BRIGHTER TOMORROW.

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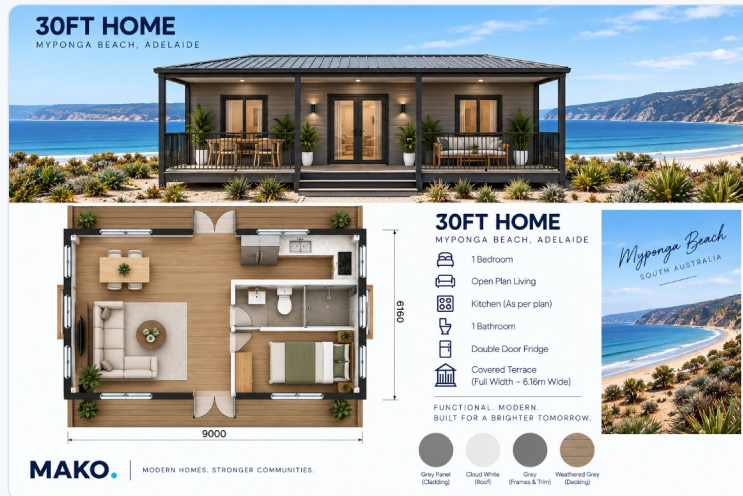


40FT • 4 Bed • 2 Bath • South Australia

Four bedrooms with two bathrooms in a single 40ft home.

OUR DESIGNS

From compact to two-storey.



30FT • 1 Bed • South Australia
Terraces front and back.



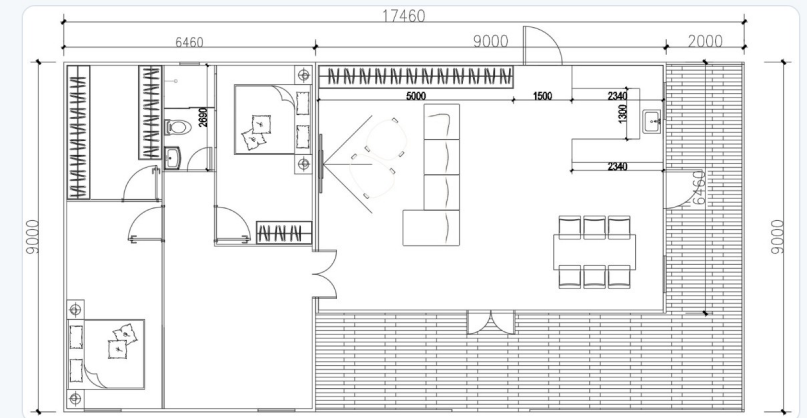
20FT • Open plan • South Australia
Compact, fully fitted.



2 STOREY • Thursday Island
A custom stacked project.

FULLY CUSTOM

Designed around your family.



CUSTOM L-SHAPED HOME

17.46 m × 9.0 m overall. Open-plan living, dining and kitchen, a bedroom wing with walk-in robe, a wraparound covered terrace and rooftop solar.

THE RESIDENTIAL RANGE

Build your price.

Home	Floor area	House	+ Freight from	= Delivered from	Cyclone Ready
2 Bedroom · 20ft	37 m ²	\$31,000	\$12,000	\$43,000	+ \$6,500
2 Bedroom · 30ft	54 m ²	\$36,000	\$12,000	\$48,000	+ \$8,500
3 Bedroom · 30ft	54 m ²	\$38,000	\$12,000	\$50,000	+ \$8,500
2 Bedroom · 40ft	74 m ²	\$40,000	\$12,000	\$52,000	+ \$11,000
3 Bedroom · 40ft	74 m ²	\$42,500	\$12,000	\$54,500	+ \$11,000
4 Bedroom · 40ft	74 m ²	\$46,000	\$12,000	\$58,000	+ \$11,000
2 Storey · 20ft	74 m ²	\$48,000	\$24,000	\$72,000	+ \$6,500
2 Storey · 30ft	108 m ²	\$51,000	\$24,000	\$75,000	+ \$8,500
2 Storey · 40ft	148 m ²	\$57,000	\$24,000	\$81,000	+ \$11,000

All prices AUD, kitchen, bathroom, window and door styles included. Freight shown is Zone 1 (Australia, Fiji, Samoa, Vanuatu, New Zealand); Tonga and Cook Islands are higher, see next slide. Two-storey homes ship in two containers. Extra bedroom +\$455 · Covered terrace from +\$6,500 · Foundation site work paid separately to your local builder, typically from \$5,000.

SHIPPING TO YOUR PORT

Freight, priced by destination.

ZONE 1

\$12,000

AUD per container

Australia · Fiji · Samoa · Vanuatu ·
New Zealand

ZONE 2

\$15,000

AUD per container

Tonga

ZONE 3

\$22,000

AUD per container

Cook Islands

EXAMPLE 3 Bedroom 40ft to Tonga: **\$42,500** house + **\$15,000** freight = **\$57,500 delivered to port**

Per 40ft container to your nominated port. Two-storey homes ship in two containers, so freight is doubled. Other ports, including Niue and French Polynesia, are quoted on request. Your exact freight is confirmed in your written proposal.

FLOOR PLANS

Designed for your needs.

Every home expands to 6.3 m wide. Layouts are fully customisable, and two-storey floor plans are available on request.



20FT · 37 M²
2 Bedroom



30FT · 54 M²
2 Bedroom



30FT · 54 M²
3 Bedroom



40FT · 74 M²
2 Bedroom



40FT · 74 M²
3 Bedroom



40FT · 74 M²
4 Bedroom

INTERIOR DETAIL

Every home, fully fitted.

Interiors are chosen with you after your order is confirmed, and configured at the factory before shipping.



KITCHEN

Full kitchens with cabinets, benchtops, sink and electrical points. Eight styles available, configured to your preference.



BATHROOM

Full bathrooms with vanity, shower screen, toilet and waterproof finishes. Six styles available.

MAKE IT YOURS

Finishes and facades.

Chosen with you after order confirmation. The external footprint stays fixed; almost everything else is yours to decide.

Wall panels

White or grey flat panels, plus eight metal-carved profiles (A1 to A8) in brick, stone and timber looks.

Doors and windows

Black, white or grey frames throughout, with cyclone-rated doors and hardware available.

Kitchens and bathrooms

Eight kitchen styles and six bathroom styles, selected after order and fitted at the factory.

Roofline

Standard pitched roof, with a flat-roof variant available on request.

EVERY HOME ARRIVES COMPLETE

What is included.

INCLUDED

- Structural steel frame, factory assembled
- Insulated wall panels, roof and floor
- Full kitchen: cabinets, sink, taps, benchtop
- Full bathroom: vanity, shower, toilet
- Full electrical: wiring, switches, sockets, LED lighting
- Full plumbing: taps, drainage to one point
- Windows and doors with locks
- Flooring and internal finishes
- Water heater, included free with every order
- International shipping to your nominated port

NOT INCLUDED

- Site preparation and foundation work
- Transport from port to your land
- Connection to local water, power, septic
- Local building permits and approvals
- Furniture and appliances (available as add-ons)
- Crane hire (only for two-storey homes)

OPTIONS AND EXTRAS

Add what you need.

Solar power

\$5,000 / \$7,000 / \$9,000

By home size (20ft / 30ft / 40ft).
Power independence where the grid is unreliable.

Covered terrace

from +\$6,500

2.2 m deep, running the full width of the home, off the front entry.

Extra bedroom

+\$455 each

Added to any layout within the home's footprint.

Side entry door

+\$500 per wing

A second entry where the layout or the land calls for one.

Air conditioning

\$1,000

24,000 BTU inverter units, fitted and wired at the factory.

Appliance package

from \$500

Washer dryer \$500 · Oven \$600 · Dishwasher \$1,000 · Double-door fridge \$1,500.

CYCLONE READY

The structural system.

Engineering detail. What you actually get when you add the cyclone upgrade.

CYCLONE READY
STRUCTURAL UPGRADE PACKAGE

PERMANENT SIDE SUPPORT POSTS
Full height steel posts from foundation to roof beam for maximum strength and stability.

STEEL CROSS BRACING
Side to side bracing prevents racking and sway during cyclone events.

ENGINEERED PIER FOUNDATIONS
Reinforced concrete piers with deep footings for maximum stability and uplift resistance.

ALUMINIUM CYCLONE SHUTTERS ON EVERY WINDOW
Corrosion-resistant aluminium shutters protect windows from high winds and debris.

CLOSE UP DETAILS

ROOF TO WALL CONNECTION
Heavy duty brackets connect roof structure to wall framing.

GALVANISED HOLD-DOWNS
Steel hold-downs secure the chassis to the concrete piers.

BASE BRACKET ANCHOR
Engineered base brackets anchor the home to each pier for maximum stability.

STEEL CROSS BRACING
Side to side bracing reduces sway and racking during cyclone events.

LONGITUDINAL BRACING
Front to back bracing adds strength and distributes loads across the structure.

REINFORCED PIER & FOOTING
Reinforced concrete piers with deep footings provide a solid, engineered foundation.

SIDE ELEVATION – PERMANENT POSTS, BRACING & TIE-DOWNS

1 Permanent steel support posts from foundation to roof beam
2 Roof to wall cyclone connections
3 Galvanised hold-down brackets

4 Steel cross bracing (side to side)
5 Reinforced concrete piers
6 Engineered stair access

ENGINEERED PIER FOUNDATION SYSTEM

Steel hold-down bracket
Steel chassis (galvanised)
Reinforced concrete pier
Steel reinforcement (vertical)
Steel reinforcement (horizontal ties)
Engineered concrete footing below frost line

VIEW FROM UNDERNEATH – STRUCTURAL SYSTEM

THE PACKAGE – CYCLONE READY

WHAT'S INCLUDED (7 ITEMS)

- ✓ Cyclone-rated structural engineering
- ✓ Aluminium cyclone shutters on every window
- ✓ Cyclone roof tie-down system
- ✓ Galvanised steel frame
- ✓ Marine-grade paint system
- ✓ Engineered anchor plates for concrete footings
- ✓ Cyclone-rated doors and hardware

BUILT STRONG. BUILT FOR CYCLONES.
SAFETY • STRENGTH • PEACE OF MIND

WHAT THE PACKAGE ADDS

- Cyclone-rated structural engineering
- Permanent full-height side posts
- Steel cross and longitudinal bracing
- Galvanised hold-down brackets
- Engineered concrete pier footings
- Aluminium cyclone shutters on every window
- Cyclone-rated roof tie-down, doors and hardware

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BUILT FOR THE PACIFIC

Cyclone Ready.

The complete cyclone upgrade. One package. Engineered to your site.

WHAT IS INCLUDED

- Cyclone-rated structural engineering
- Aluminium cyclone shutters on every window
- Cyclone roof tie-down system
- Galvanised steel frame with underfloor cross and longitudinal bracing
- Marine-grade paint system
- Engineered anchor plates for concrete footings
- Cyclone-rated doors and hardware

20FT	\$6,500
30FT	\$8,500
40FT	\$11,000

Concrete, rebar, excavation and local builder labour are paid separately on site, typically from \$5,000. Indicative pricing for single-storey homes; two-storey configurations require additional engineering.

HOW WE DELIVER

Factory to port to your land.

Six stages. Each verifiable. You see what is happening at every step.

01

Order confirmation

Formal written order. Price locked.

02

Production

15 to 20 days typical, up to 30 customised. Weekly photo updates.

03

Factory inspection

Independent SGS report in your hands before anything ships.

04

Shipping

Container, tracked. 4 to 6 weeks to most Pacific ports.

05

Arrival at port

You inspect before the container is released.

06

Installation

Days, not months.

BUILT UNDER ONE ROOF

The factory.

Every home is built complete the factory before it ships. Steel frame, walls, roof, kitchen, bathroom, electrical, plumbing, finishes. All assembled. All tested.

Building on-island means importing every piece, finding labour for every trade, and losing months to weather. We do all of that once, under one roof, and the home arrives complete at your port.



HOW PAYMENT WORKS

Three stages, tied to what you can see.

50%

ON ORDER

Paid after your formal written order confirmation. Triggers production.

30%

ON FACTORY INSPECTION

Paid only after the independent inspection report is in your hands. The container is then released for loading.

20%

ON ARRIVAL AT PORT

Paid only when the container arrives at your nominated port, with full inspection rights before release.

Invoiced in AUD with secure online card payment. Family in Australia or New Zealand can each pay their share; we aggregate every transfer and receipt it against your order.

OUR DELIVERY GUARANTEE

"If your home does not arrive at port as specified, you do not pay the final 20%."

Full inspection rights at the port before container release. Written into our terms. No exceptions.

And every home is backed by a 2-year warranty.



ON YOUR LAND

Installed in days.

Single storey

Four workers, basic hand tools, structural assembly in under an hour.

Two storey

Crane hire for the upper unit. Full installation within a day.

Guided all the way

Step-by-step installation guide, plus help working with your local builder.

A PERSONAL NOTE

"Everything we offer, I would put my own family in. That is the standard."

Tyson Finau

FOUNDER, MAKO STRUCTURES

IF MAKO IS THE RIGHT FIT

What happens next.

From this conversation to keys in your hand.

- | | | |
|----|--------------------------------|---|
| 01 | Formal proposal | Within 48 hours of this call. Exact configuration, exact price, full payment schedule. In writing. |
| 02 | Family review | Take the proposal to whoever else needs to be comfortable with this decision. We're happy to join that call. |
| 03 | Order confirmation | When everyone is aligned, we issue the formal order and you pay 50% to start production. |
| 04 | Production and delivery | Production 15 to 20 days, up to 30 customised, then 4 to 6 weeks shipping. Roughly 8 to 11 weeks from order to your land. |

Things you might be wondering.

Does the price include shipping?

Freight is its own line, priced by port: A\$12,000 for Australia, Fiji, Samoa, Production 15 to 20 days (up to 30 customised), then 4 to 6 weeks Vanuatu and NZ, A\$15,000 Tonga, A\$22,000 Cook Islands. Port handling, shipping. Plan for 8 to 11 weeks. foundation and utilities are separate.

How long does it take?

What about cyclones?

Steel frame anchored to your foundation. Add Cyclone Ready and engineered concrete piers in high-risk zones.

Can I customise it?

Yes. After your 50% you choose finishes, kitchen, bathroom, windows and doors. Extra bedrooms \$455 each.

What about termites?

Steel frame, not timber, so termites are not a structural risk. Shielding available for high-risk sites.

Can family overseas pay for me?

Yes. Family in Australia or New Zealand each pay their portion. We aggregate and receipt against your order.

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