

Building Product Information Disclosure

Expanders® — Add-Ons & Upgrades

Responsible person (Importer): SGW Capital Limited trading as Expanders®

NZBN: 9429051516901

Issued under: Building (Building Product Information Requirements) Regulations 2022, sections 362VA / 362VE of the Building Act 2004

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1. About this disclosure

This document is the New Zealand product information disclosure for the Expanders® Add-Ons & Upgrades range. It is published by SGW Capital Limited (trading as Expanders®) under the Building (Building Product Information Requirements) Regulations 2022. The Regulations require importers of designated building products in New Zealand to publish specific information about each designated building product they supply, so that councils, designers, builders, and end customers can see — at a glance — what the product is, how it is intended to be used, what it has been tested against, and where it is not suitable.

Expanders® takes this requirement seriously. We have chosen to publish this disclosure as a free, public document with no login or email gate. We believe that transparency about what is in our buildings is the right way to operate — both because it is what the Regulations require, and because it is consistent with how we have always done business in New Zealand and the Pacific.

This disclosure should be read alongside the Expanders® product page for the Add-Ons & Upgrades range at <https://expanders.co.nz>, the Building Code clauses identified in section 8 of this document, and any project-specific consent documentation prepared by a New Zealand-registered designer for the actual installation site.

2. About SGW Capital Limited and Expanders®

Expanders® is the trading name of SGW Capital Limited, a New Zealand-registered company that imports and supplies expandable portable buildings to customers in New Zealand and the Pacific Islands. Our product range covers studios and sleepouts, full-scale expandable units, premium Luxe-fitted units, and a programme of add-on and upgrade components.

As at the effective date of this disclosure, Expanders® has:

- Delivered more than 350 units to customers across New Zealand and 9 Pacific Islands.
- Operated for three years as a New Zealand-registered import and supply business under NZBN 9429051516901.
- Earned a 4.7-star Google review average across more than 110 verified customer reviews.
- Built an in-country support, warranty and warehousing footprint in New Zealand to back up every unit we sell.

We position Expanders® as a smarter, faster alternative to traditional building — not as a direct replacement for it. Our units are portable buildings. Depending on the council, the site, and the customer's intended use, a particular unit may or may not be suitable for a fully consented permanent dwelling without further work. We are upfront about this with every customer at the quote stage, and we are upfront about it again in section 9 of this disclosure.

3. Our approach to product quality and compliance

Expanders® has built its supplier programme around three principles, and the same three principles run through this disclosure:

- Standards-led specification. Each component in an Expanders® unit is specified against an Australian, New Zealand or international standard recognised in New

Zealand practice (AS/NZS, ISO, EN, GB), and we hold the third-party certification or test report that backs the specification on file.

- Honest disclosure of gaps. Where a certificate has expired, where a test was performed against an overseas standard rather than a New Zealand one, or where a particular product has not been formally certified at all, we say so. Honesty about gaps is not a sales risk — it is what protects the customer, the designer, the council, and the importer when it comes time to consent and use the building.
- New Zealand-side oversight. Every Expanders® unit is final-connected by a New Zealand-registered electrician and a New Zealand-registered Certifying Plumber / Drainlayer. Where the project requires building consent, the consent is obtained on a project-specific basis through a New Zealand-registered designer, with Expanders® supplying the manufacturer evidence referenced in this disclosure to support the consent application.

In addition to per-component standards, our overseas manufacturing partner operates ISO 9001 (quality), ISO 14001 (environmental) and ISO 45001 (occupational health and safety) management systems issued under IAF MLA-recognised certification. The certificate references are recorded in section 6 of this document.

4. How an Expanders® unit is built

An Expanders® unit is a factory-assembled, expandable portable building. It is delivered to a New Zealand site as a single transportable module and is mechanically expanded out on site to provide significantly more internal floor area than its transport footprint. The principal components covered by this disclosure are:

- All-steel structural chassis and wall frame (B1 Structure / B2 Durability).
- Composite sandwich external wall cladding panels with insulating core (B2 / E2 / F2).
- Composite sandwich roofing panels with insulating core (B2 / E2 / E3).
- Thermal insulation to walls and roof (H1 Energy Efficiency / F2).
- Internal wall and ceiling lining panels (C Protection from Fire / F2).
- Sanitary plumbing pre-rough-in, pipework, fixtures and tapware to the bathroom and kitchen, ready for site connection by a Certifying Plumber (G12 / G13 / G3 / B2).
- Mechanical fixings for principal structural connections and tie-down (B1 / B2).
- External aluminium window joinery, double-glazed (B2 / E2 / H1 / F2). Customised per order — disclosed as a Class 2 product.
- External aluminium door joinery, double-glazed (B2 / E2 / H1 / F2). Customised per order — disclosed as a Class 2 product.

Electrical wiring, switchgear, accessories and gas appliances are excluded from the Building (Building Product Information Requirements) Regulations 2022 by Regulation 7(e); these are governed by the Electricity (Safety) Regulations 2010 and the Gas Act 1992 respectively, and are final-connected by a New Zealand-registered electrician or gasfitter on site. Supplementary supplier evidence held on file for these items is summarised at Appendix B.

Components used in Expanders® buildings fall into two classes under the Regulations:

- Class 1 (Regulation 5): mass-produced products or products produced in batches to a general specification — cladding, roofing, insulation, internal linings, structural framing, sanitary plumbing and tapware, and mechanical fixings.

- Class 2 (Regulation 6): products customised per individual client order — external window joinery and external doors where the customer selects size, configuration or finish on a per-order basis.

5. Importer (Responsible Person)

Under the Regulations, SGW Capital Limited (trading as Expanders®) is the responsible person, in its capacity as the New Zealand importer of the products disclosed in this document. Any question about the information in this disclosure can be directed to the contact details below or to the addresses set out at section 11.

Importer (Responsible Person under the Regulations)

Legal name (Importer)	SGW Capital Limited
Trading name	Expanders®
NZBN	9429051516901
Address for service	c/- Nexia Christchurch Limited, Level 4, 123 Victoria Street, Christchurch Central, Christchurch 8013, New Zealand
Public website	https://expanders.co.nz
Public email	info@expanders.co.nz

6. Primary manufacturer

The Expanders® Add-Ons & Upgrades range is manufactured under a continuing supply relationship with a single overseas manufacturer, identified below in accordance with Schedule 1(c)(ii)(A) of the Regulations. Where an individual component within a unit is supplied by a different manufacturer or sub-manufacturer, the relevant component section in this document references the applicable third-party certification.

Primary manufacturer details

Disclosed in accordance with Schedule 1(c)(ii)(A) of the Regulations.

Legal name	Hebei Tianyu Guangbo Module Housing Company Limited
Trading name	TYGB
Country of operation	People's Republic of China — Wuyi County, Hengshui, Hebei Province
Public website	https://www.hbtygbhouse.com
Contact email (manufacturer)	davelee@tygbhouse.com
NZBN	Not applicable (overseas manufacturer)

The manufacturer named above produces all Expanders® buildings disclosed in this document under a continuing supply relationship with SGW Capital Limited. Component materials within each unit (such as steel sheet, aluminium joinery extrusions, plumbing fittings and tapware) are sub-sourced by the manufacturer from third-party suppliers

operating under their own internationally-accredited quality systems and product certifications. Where a third-party certification is relied on for an individual component, the certificate is referenced by certificate number and standard in the relevant component section of this document. Sub-supplier names, addresses and certificate-holder details are held on file by SGW Capital Limited and are provided on written request to a consent-related party (a New Zealand consenting authority, a New Zealand-registered designer or engineer working on the consent, a Certifying Plumber, or an insurer underwriting the build).

Manufacturer's quality, environmental and occupational health & safety systems

The primary manufacturer holds the three internationally-recognised management-system certifications listed below, each issued under IAF MLA-recognised certification and CNAS-MS accreditation. These management-system certificates apply to the manufacturer's overall production processes; product-level conformity is addressed through the component-specific certifications referenced in section 8 of this document.

- **ISO 9001:2015 Quality Management System** — Certificate No. 122122Q35158R0M, IAF MLA-recognised.
- **ISO 14001:2015 Environmental Management System** — Certificate No. 122122E12048R0M, IAF MLA-recognised.
- **ISO 45001:2018 Occupational Health and Safety Management System** — Certificate No. 122122S10568R0M, IAF MLA-recognised.

The manufacturer's certificates are subject to annual supervisory audits and are reviewed at each renewal cycle. SGW Capital Limited holds copies of the current certificates and will refresh the references in this disclosure as renewed certificates are issued.

7. Add-Ons & Upgrades product line — overview

Add-Ons and Upgrades are individual component products supplied by Expanders as either original-order inclusions or retrofit items for existing Expanders buildings. Examples include deck kits, bathroom/kitchen upgrade packages, appliances (where supplied), additional windows/doors, insulation upgrades, and exterior finish upgrades.

8. Designated Building Product Disclosures

5.1. Deck kits and exterior platform components

Designated Building Product — Class 1 (Regulation 5 / Schedule 1)

(a) Description

Deck kits and exterior platform components. Intended use: Timber or composite decking, joists, bearers and fixings supplied as an add-on platform or deck to an Expanders building.

(b) Product identifier**(c) Manufacturer and importer**

See Section 2 of this document for importer (responsible person) details and Section 3 for manufacturer details. If this specific component is sourced from a different manufacturer than the main Expanders unit, list them here:

(d) Building Code compliance statement**(i) Relevant Building Code clauses within the intended scope of use****(ii) How this product contributes to compliance**

- Applicable compliance options under section 19 of the Building Act 2004:
- Standards or technical documents the product is manufactured to:
- Physical properties:
- Intended use (restate):

Timber or composite decking, joists, bearers and fixings supplied as an add-on platform or deck to an Expanders building.

(iii) Limitations on use within intended scope**(e) Design requirements****(f) Installation requirements****(g) Maintenance requirements****(h) Warnings and bans under section 26 of the Act**

This product is not currently subject to a warning or ban under section 26 of the Building Act 2004.

5.2. Bathroom upgrade components (non-electrical, non-gas)

Designated Building Product — Class 1 (Regulation 5 / Schedule 1)

(a) Description

Bathroom upgrade components (non-electrical, non-gas). Intended use: Sanitary ware, tapware, piping and fittings supplied as part of a bathroom upgrade package.

(b) Product identifier**(c) Manufacturer and importer**

See Section 2 of this document for importer (responsible person) details and Section 3 for manufacturer details. If this specific component is sourced from a different manufacturer than the main Expanders unit, list them here:

(d) Building Code compliance statement**(i) Relevant Building Code clauses within the intended scope of use****(ii) How this product contributes to compliance**

- Applicable compliance options under section 19 of the Building Act 2004:
- Standards or technical documents the product is manufactured to:
- Physical properties:
- Intended use (restate):

Sanitary ware, tapware, piping and fittings supplied as part of a bathroom upgrade package.

(iii) Limitations on use within intended scope**(e) Design requirements****(f) Installation requirements****(g) Maintenance requirements****(h) Warnings and bans under section 26 of the Act**

This product is not currently subject to a warning or ban under section 26 of the Building Act 2004.

5.3. Kitchen upgrade components (non-electrical, non-gas)

Designated Building Product — Class 1 (Regulation 5 / Schedule 1)

(a) Description

Kitchen upgrade components (non-electrical, non-gas). Intended use: Cabinetry, benchtops, sinks, tapware and plumbing connections supplied as part of a kitchen upgrade package.

(b) Product identifier**(c) Manufacturer and importer**

See Section 2 of this document for importer (responsible person) details and Section 3 for manufacturer details. If this specific component is sourced from a different manufacturer than the main Expanders unit, list them here:

(d) Building Code compliance statement**(i) Relevant Building Code clauses within the intended scope of use****(ii) How this product contributes to compliance**

- Applicable compliance options under section 19 of the Building Act 2004:
- Standards or technical documents the product is manufactured to:
- Physical properties:
- Intended use (restate):

Cabinetry, benchtops, sinks, tapware and plumbing connections supplied as part of a kitchen upgrade package.

(iii) Limitations on use within intended scope**(e) Design requirements****(f) Installation requirements****(g) Maintenance requirements****(h) Warnings and bans under section 26 of the Act**

This product is not currently subject to a warning or ban under section 26 of the Building Act 2004.

5.4. Insulation upgrade packages

Designated Building Product — Class 1 (Regulation 5 / Schedule 1)

(a) Description

Insulation upgrade packages. Intended use: Higher-R-value insulation kits supplied in place of the standard insulation installed in the base unit.

(b) Product identifier**(c) Manufacturer and importer**

See Section 2 of this document for importer (responsible person) details and Section 3 for manufacturer details. If this specific component is sourced from a different manufacturer than the main Expanders unit, list them here:

(d) Building Code compliance statement**(i) Relevant Building Code clauses within the intended scope of use****(ii) How this product contributes to compliance**

- Applicable compliance options under section 19 of the Building Act 2004:
- Standards or technical documents the product is manufactured to:
- Physical properties:
- Intended use (restate):

Higher-R-value insulation kits supplied in place of the standard insulation installed in the base unit.

(iii) Limitations on use within intended scope**(e) Design requirements****(f) Installation requirements****(g) Maintenance requirements****(h) Warnings and bans under section 26 of the Act**

This product is not currently subject to a warning or ban under section 26 of the Building Act 2004.

5.5. Exterior cladding or roofing upgrades

Designated Building Product — Class 1 (Regulation 5 / Schedule 1)

(a) Description

Exterior cladding or roofing upgrades. Intended use: Alternative cladding or roofing finishes, colours or materials supplied in place of the base specification.

(b) Product identifier**(c) Manufacturer and importer**

See Section 2 of this document for importer (responsible person) details and Section 3 for manufacturer details. If this specific component is sourced from a different manufacturer than the main Expanders unit, list them here:

(d) Building Code compliance statement**(i) Relevant Building Code clauses within the intended scope of use****(ii) How this product contributes to compliance**

- Applicable compliance options under section 19 of the Building Act 2004:
- Standards or technical documents the product is manufactured to:
- Physical properties:
- Intended use (restate):

Alternative cladding or roofing finishes, colours or materials supplied in place of the base specification.

(iii) Limitations on use within intended scope**(e) Design requirements****(f) Installation requirements****(g) Maintenance requirements****(h) Warnings and bans under section 26 of the Act**

This product is not currently subject to a warning or ban under section 26 of the Building Act 2004.

5.6. Upgraded window joinery

Designated Building Product — Class 2 (Regulation 6 / Schedule 2)

(a) Product line description

Upgraded window joinery product line. Intended use: Customer-specified window packages replacing or supplementing the standard joinery in a base unit.

(b) Product line identifier**(c) Manufacturer and importer**

Importer (responsible person) details are at section 5. Primary manufacturer details are at section 6. Sub-supplier and certificate-holder details for this product line are held on file by SGW Capital Limited and are provided on written request to a consent-related party.

(d) Building Code compliance statement**(i) Relevant Building Code clauses within intended scope****(ii) How the product line contributes to compliance**

- Section 19 compliance options:
- Standards or technical documents:
- Physical properties:
- Intended use (restate):

Customer-specified window packages replacing or supplementing the standard joinery in a base unit.

(iii) Limitations on the product line within intended scope**(e) Design requirements to support customised use****(f) Installation requirements****(g) Maintenance requirements****(h) Warnings and bans under section 26 of the Act**

This product line is not currently subject to a warning or ban under section 26 of the Building Act 2004.

5.7. Upgraded external doors

Designated Building Product — Class 2 (Regulation 6 / Schedule 2)

(a) Product line description

Upgraded external doors product line. Intended use: Customer-specified door packages replacing the standard exterior doors.

(b) Product line identifier**(c) Manufacturer and importer**

Importer (responsible person) details are at section 5. Primary manufacturer details are at section 6. Sub-supplier and certificate-holder details for this product line are held on file by SGW Capital Limited and are provided on written request to a consent-related party.

(d) Building Code compliance statement**(i) Relevant Building Code clauses within intended scope****(ii) How the product line contributes to compliance**

- Section 19 compliance options:
- Standards or technical documents:
- Physical properties:
- Intended use (restate):

Customer-specified door packages replacing the standard exterior doors.

(iii) Limitations on the product line within intended scope**(e) Design requirements to support customised use****(f) Installation requirements****(g) Maintenance requirements****(h) Warnings and bans under section 26 of the Act**

This product line is not currently subject to a warning or ban under section 26 of the Building Act 2004.

9. Review, update and maintenance of this information

In accordance with Regulation 13 of the Building (Building Product Information Requirements) Regulations 2022, SGW Capital Limited will:

- Keep this information current on expanders.co.nz for as long as the product continues to be supplied in New Zealand
- Disclose any change to the URL where this information is published as soon as practicable
- Continue to maintain this information even if a product is superseded by an updated version or is no longer manufactured, for as long as product of this kind remains in use in New Zealand

- Review this information at least annually and whenever a material change occurs to the supply chain, a component, an applicable standard, or a warning/ban under section 26 of the Act

10. Contact for product information queries

Questions about the information in this disclosure can be directed to:

Email: info@expanders.co.nz

Postal: c/- Nexia Christchurch Limited, Level 4, 123 Victoria Street, Christchurch Central, Christchurch 8013, New Zealand

Website: <https://expanders.co.nz>

11. Index of designated building products disclosed (Appendix A)

For MBIE's reference, this document discloses building product information for the following designated building products used in this product range:

- 8.1 External wall cladding (Class 1)
- 8.2 Roofing (Class 1)
- 8.3 Thermal insulation (Class 1)
- 8.4 Internal wall and ceiling linings (Class 1)
- 8.5 Structural framing — steel chassis and frame (Class 1)
- 8.6 Sanitary plumbing, drainage and tapware (Class 1)
- 8.7 Mechanical fixings (Class 1)
- 8.8 External windows (Class 2 — Schedule 2)
- 8.9 External doors (Class 2 — Schedule 2)

12. Products to which these Regulations do not apply (Appendix B)

In accordance with Regulation 7, the following products supplied as part of an Expanders building are NOT designated building products under the BPIR Regulations and are disclosed under separate regimes. Supplementary supplier evidence held on file is noted alongside each item for transparency.

- Electrical fittings — including cabling, power points, conduit, switch boxes, wall switches and light fittings supplied by the manufacturer. These are covered by the Electricity (Safety) Regulations 2010 and are final-connected by a registered New Zealand electrician who issues the Certificate of Compliance (CoC) and Electrical Safety Certificate (ESC). **Supplementary evidence held on file (current cable supplier from 2025):** Shenzhen JZD Wire & Cable Co., Ltd. (brand JZD CABLE; Shenzhen, China) — SAA / RCM Certificate of Conformity No. SAA-250707-EA issued for TPS Flat Electric Cable (Building wiring cable) evaluated to AS/NZS 5000.2:2006 (Electric cables — Polymeric insulated, Part 2: For working voltages up

to and including 450/750 V), V-90 insulation rating, conductor sizes 1.0 mm² – 16 mm² in 2-core / 2-core-with-earth / 3-core configurations. Issued 19 May 2025, valid through 19 May 2030. RCM mark applied. This supersedes the earlier Ningbo Qiaopu PVC NSW18298 reference for current production. The yellow protective wax-tube sleeving used over the cable run is supplied by TYGB and TYGB has confirmed (24 April 2026) that no SAA / RCM certificate is held for this sleeving — it is purely a mechanical sleeve over the (separately certified) JZD cable and does not itself carry an Australian/NZ electrical certification.

- Construction sealant — TYGB has confirmed (24 April 2026) the principal site/factory sealant in current use is ****Yongan-brand silicone sealant****, applied at: window-perimeter sealing (Hengshui Puzhi joinery), bamboo-board joints, external cladding panel joints, indoor wall/ceiling gaps, and SPC floor edge sealing. This sealant is supplied as a finishing/sealing accessory and is not a designated building product under the BPIR Regulations; the consent designer / installer is responsible for confirming sealant suitability for any consented installation. The silicone sealant referenced inside the Intertek AS 2047 window/door tests for the historical GREENLIFE joinery was Chengdu Guibao 563 Neutral, which is the as-tested sealant for those test reports only.
- Gas appliances and fittings — covered by the Gas Act 1992 (where applicable).
- Structural timber framing — NOT used. Expanders buildings manufactured by TYGB are all-steel construction. This item is listed in Regulation 5 as an example Class 1 product but does not apply to this product range.
- Temporary products that do not form part of the completed building.