



Specifications Brochures



Building Service

1. Water & Electrical Core Compliance

Water Supply & Drainage Systems

- AS/NZS 3500 National Plumbing Compliance

- All pipework installed by Licensed Plumbers registered with state authorities (e.g., VBA, NSW Fair Trading)

WaterMark Level 1-certified pipes and fittings for potable water systems

Dual-stage pressure testing:

Initial Hydrostatic Test: 1.5× working pressure (per AS/NZS 3500.1 Clause 4.6)

Final Module Certification: NCC Volume Three 3.6.2 leakage rate compliance (<0.5L/min per joint)

Drainage slope precision: ±1.5% gradient tolerance (NCC 3.8.2)

Electrical Infrastructure

AS/NZS 3000:2018 Wiring Rules Compliance

State-Licensed Electricians oversee all circuitry (registered with NSW SafeWork/QLD Electrical Safety Office)

Triple Verification Protocol:

Unit Pre-Inspection: Continuity/insulation resistance testing (AS/NZS 3017)

Module Integration Test: Earth fault loop impedance verification

Final Certification: RCD tripping time ≤300ms (AS/NZS 3190)

Switchboards and GPOs pre-wired with AS/NZS 61439.3-certified components



2. Intelligent Electrical System Configuration

LED Downlight System

Full-house installation of AS/NZS 60598.2.2-certified recessed LED downlights, luminous efficacy $\geq 90\text{lm/W}$

Customized Power Distribution

Internal Switchboard (Study Nook) designed to AS/NZS 3000:2018 & 61439.3 standards

Double General Power Outlets adhere to AS/NZS 3112 socket specifications, spacing compliant with NCC 4.5.3 (horizontal spacing $\leq 4.5\text{m}$)

TV Points (Living & Bedrooms) wired per AS/CA S009 cabling standards, with EMI-shielded conduits pre-installed

3. Life Safety System Enhancement

Photoelectric Smoke Alarm System

AS 3786:2014-certified interconnected photoelectric alarms in master bedrooms and corridors
10-year lithium battery backup compliant with 2022 VBA Emergency Power Regulations
Generates Fire Safety Schedule (FSS) installation diagrams and commissioning certificates

Air Circulation Systems

Ceiling Fans (Living & Bedrooms) engineered to AS/NZS 60335-2-80 structural safety standards
Blade dynamic balance $\leq 0.5\text{mm}$, installation height $\geq 2.1\text{m}$ per NCC 3.8.4.2
Includes motor efficiency labels (E3 Program-registered models)

4. Healthy Environment System Expansion

Mechanical Ventilation & Fresh Air System (Optional Upgrade)

AS 1668.2:2012-compliant low-energy heat recovery ventilation (HRV) system, air exchange rate ≥ 0.5 ACH

Ductwork pressure balancing tested per AMCA 210 standards

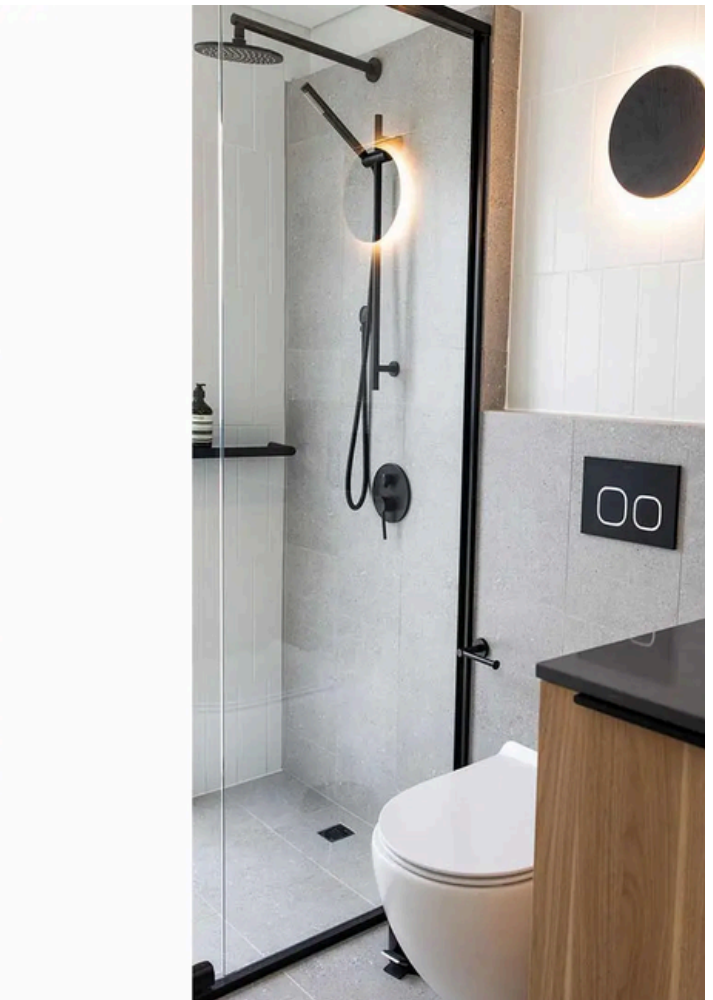
Optional smart humidity control module (DA28/AS 4428.5-certified)

Technical Assurance

Ventilation units hold WaterMark & EnergyStar Dual Certification

BASIX-compliant acoustic duct lining (AS 4254.2-tested)

Includes HERs (Home Energy Rating System) simulation reports



Compliance Verification Framework

All systems undergo a three-tier quality verification process:

Component-Level Certification:

Plumbing: WaterMark certificates, pressure test records

Electrical: ETL/SAI Global certificates, AS/NZS 3000 test logs

Integrated Commissioning:

Water: Final hydrostatic test videos (cloud-archived)

Electrical: AS/NZS 3000 Appendix I live testing

Ventilation: Airflow balancing reports

Delivery Validation: Module handover includes

PCA (Principal Certifying Authority) documentation:

Plumbing Compliance Certificate (Licensed Plumber-signed)

AS 3016 Electrical Safety Certificate (Licensed Electrician-signed)

Smoke alarm interconnection test videos

Ventilation airflow performance data (L/s@Pa)

This integrated framework guarantees compliance with NCC 2022, BCA Section J, and State-specific



Interior Excellence: Sustainable Craftsmanship, Unlimited Possibilities

Where Australian Standards Meet Bespoke Luxury

1. Interior Walls & Ceilings

Precision Finishes, Endless Styles

A. Standard Finish:

I Premium Painted Surfaces:

Three-coat low-VOC latex paint (Global GreenTag-certified), delivering flawless matte/satin textures with <5% colour variance.

I Seamless Jointwork:

AS 2588-compliant plasterboard, achieving Level 5 finish (AS 2589).

B. Designer Upgrades:

Timber Feature Walls: FSC-certified oak/walnut veneers, hand-finished with plant-based oils

Stone Cladding: Reconstituted stone panels (70% recycled content) with anti-microbial coating

2. Flooring Options

From Eco-Chic to Executive Luxury

Material Certifications Key Benefits

Engineered Bamboo AS 3811.6 (Indoor Air Quality) 3x harder than oak, 100% formaldehyde-free

Luxury Vinyl Green Star PVC Optimized Waterproof core, 20-year wear warranty

Nylon/Wool Carpet GECA-certified, AS/NZS 2455.1 Asthma Council Australia approved backing

All installations include:

AS 1884 slip-resistant rating ≥R10

Underlay with R1.2 acoustic insulation (AS ISO 717-2)

3. Exterior Cladding Mastery

Weatherproof Beauty, Zero Compromise

Base System:

✓ Cement Fibre Panels: 16mm thick (AS 4347.3 impact-rated) + Dulux Weathermax® coatings (15-year fade warranty).

✓ Precision Jointing: EPDM gaskets + UV-stable silicone (AS 3715 compliance).

Premium Alternatives:

- ▶ **Aluminium Composite:** Anodised finishes (AS 3715 Class 3 corrosion resistance)
- ▶ **WPC Cladding:** 60% recycled wood-plastic composite (AS 3810.8 termite-proof)
- ▶ **Hardwood Timber:** Ironbark/Spotted Gum (AS 1604 H3-treated, BAL 29 compliant)

4. Why Our Interiors Outperform?

Science-Backed Quality Control

Air Health:

All materials exceed NCC Vol.1 VOC limits ($\leq 50\mu\text{g}/\text{m}^3$ formaldehyde – 80% below standard thresholds).

Durability Testing:

Simulated 20-year wear cycles (AS 2923 accelerated aging):

- ▶ <0.1mm paint thickness loss
- ▶ Flooring abrasion <0.15mm (AS 2455.2)



Precision Craftsmanship: AS-Compliant Luxury, Room by Room

Custom-Built Solutions • Eco-Certified Materials • Smart Storage Engineering

1. Kitchen Systems – Professional-Grade Functionality

(Full compliance with AS 4386.1 Kitchen Safety Standards)

Core Specifications:

✓ Custom Cabinetry:

16mm E0-grade MDF core (formaldehyde emission $\leq 0.05\text{ppm}$, exceeding NCC 2022 Vol.1 Class A).

▶ Door options: High-gloss 2K polyurethane (50 μm coating, AS 1580.481.1 scratch-resistant)

▶ Or: HPL laminate (AS 4386.3 certified, 180°C heat-resistant).

✓ Premium Hardware:

Blum TIP-ON motion systems + soft-close runners (200,000-cycle tested, AS 4157.2 load-rated).

✓ Benchtops:

12mm engineered stone (AS 4455 stain-proof, Mohs hardness ≥ 5).

Smart Upgrades:

▶ Modular cutlery organizers (expandable to AS 4386.2 commercial-grade capacity).

▶ Fingerprint-resistant undermount sink (0.8mm 304 stainless steel, AS 4020 potable water certified).

2. Bathroom Suites – Mold-Proof Durability

(AS 3740 waterproofing tested – 10-year warranty)

Component Standards Innovation Highlights

Ceramic Tiles AS 4459.4 slip rating $\geq R11$ Nano self-cleaning coating (ASTM D3273 mold-resistant)

Vanity Units FSC timber frame + moisture-resistant MDF Concealed drainage (AS 3500.2 plumbing compliant)

Water-Saving Fixtures WELS 4-star (AS/NZS 6400) Thermostatic mixer $\pm 0.5^\circ\text{C}$ precision (AS 4032.3 certified)



Precision Craftsmanship: AS-Compliant Luxury, Room by Room

Custom-Built Solutions • Eco-Certified Materials • Smart Storage Engineering



3. Bedroom Systems – Hidden Storage Revolution

(Modular design meets AS 4440-2018 Child Safety Standards)

Walk-In Robes:

- ✓ Adjustable shelving (EPP resin brackets, AS 3810.8 load-rated ≥50kg/m).
- ✓ Integrated charging hub (USB/Type-C ports, AS/NZS 3105 isolated circuitry).

Smart Bed Bases:

- ▶ Hydraulic storage (AS 2473 gas spring certified, 100,000-cycle tested).
- ▶ Dust-proof EPDM seals (AS 3715 accelerated aging compliant).

4. Living Spaces – Multifunctional Mastery

(AS/NZS 4438 Child-Safe Edge Standards)

Modular Cabinetry:

- ✓ Hidden AC vent panels (remagnetic covers, AS 4254.2 airflow compliant).
- ✓ Built-in TV wall (cable management, AS/NZS 3112 heat dissipation).

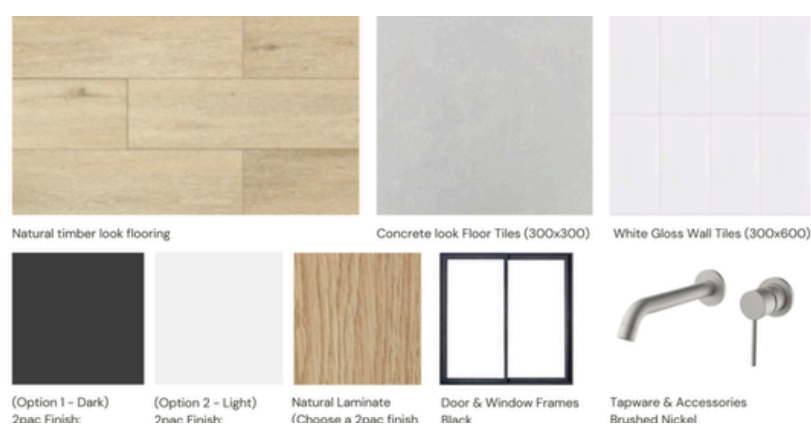
Innovative Details:

- ▶ Fold-out ironing board (aerospace-grade aluminium hinges, AS 4536 fatigue-tested).
- ▶ Acoustic-optimized backing (3mm cork, AS ISO 717-2 sound absorption ≥0.8).

5. Sustainability Commitment

(Green Star & GECA-certified materials ≥90%)

Material	Certification	Health Assurance
Paints/Adhesives	Global GreenTag Gold	TVOC emissions <0.1mg/m³ (AS 2360.2 tested)
Engineered Stone	40% recycled quartz aggregate	NSF 51 food-safe certified
Textiles	Oeko-Tex 100 Class 1	Baby-skin-safe antimicrobial treatment



Unmatched Structural Integrity: Engineered for Safety & Longevity

Redefining Modular Excellence – Where Steel Outperforms Timber

1. Premium Materials, Precision Engineering

A. High-Strength Steel Skeleton:

Our primary framework uses AS4100-certified Grade 250/350 structural steel (yield strength $\geq 350\text{MPa}$), meticulously calculated and supervised by registered Australian structural engineers. 5x stronger than traditional timber, eliminating risks like warping, cracking, and termite damage inherent to wood structures.

B. Ultra-Durable Protection System:

All exposed steel components receive multi-layer coatings (primer + epoxy intermediate + polyurethane topcoat) compliant with AS/NZS 2312, resisting UV degradation and salt corrosion for 80+ years of service life – nearly triple the average lifespan of timber buildings.

2. Revolutionary Connection Technology

8-Point Cast Steel Anchoring System:

Proprietary ASTM A148-standard cast connectors at all module corners, secured by high-tensile bolts, deliver zero-displacement rigidity with 60% enhanced shear resistance. Built to withstand:

- **Extreme Weather:** C2 cyclonic winds ($\geq 60\text{m/s}$ gusts)
- **Seismic Events:** 6.9-magnitude earthquakes (AS 1170.4 Zone 4 compliance)
- **Long-Term Stress:** Transport vibrations and ground settlement

3. Adaptive Resilience for All Scenarios

Custom Reinforcement Solutions:

While our base model covers 90% of Australian wind zones, we offer targeted upgrades for harsh environments:

- G350 high-strength steel (+20% load capacity)
- Optimized cross-sections (RPEQ-certified calculations)
- Seismic dampers (high-frequency vibration mitigation)

4. Reliability Crafted in Every Detail

A. Roof System:

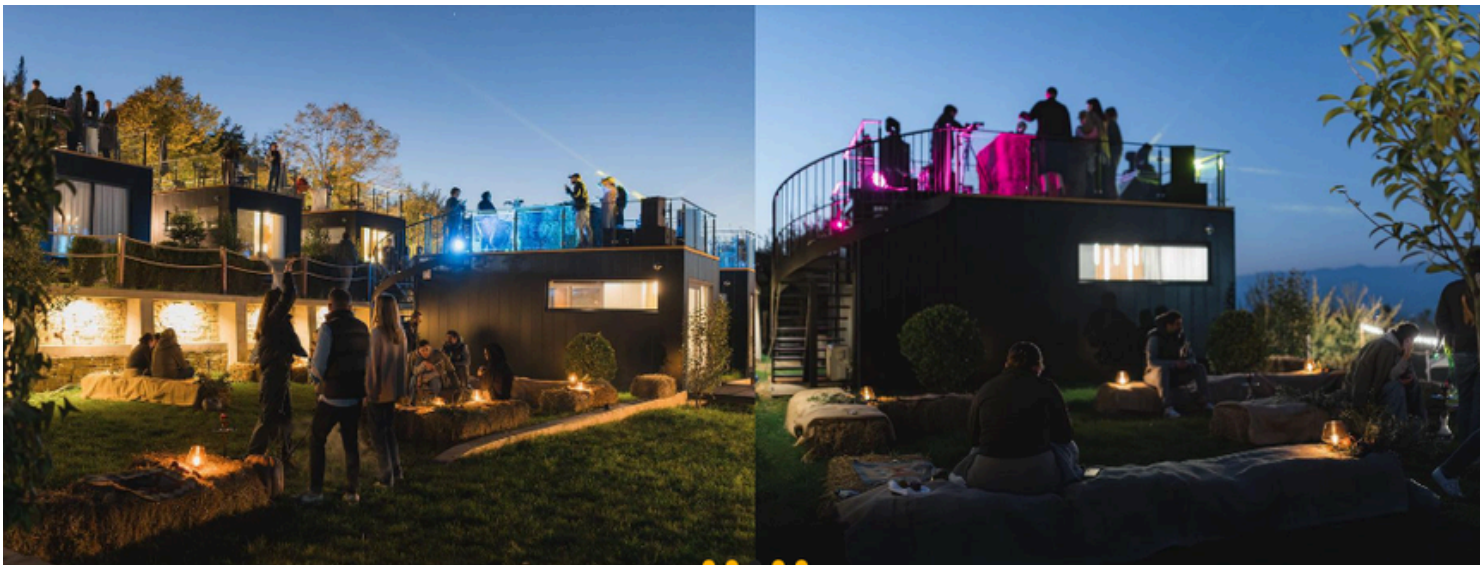
1.2mm AZ150-grade Aluminium-Zinc alloy roofing sheets, fully welded to the frame with butyl-PVDF hybrid sealing at joints. 25+ years leak-free guarantee (AS 1562.1 certified) – no costly timber roof maintenance.

B. Floor System:

400mm-spaced steel joists + 24mm cement composite board (flexural strength ≥15MPa) support 5kPa loads – directly accommodates heavy equipment (medical devices, commercial kitchens) without timber’s rot, mold, or termite risks.

5. Steel Modular vs. Traditional Timber: The Critical Difference

Feature	Our Steel Modular System	Conventional Timber
Construction		
Lifespan	80+ years, termite-proof	15-30 years, requires pest treatments
Disaster Resistance	Cyclone/earthquake/fire certified (AS1530.4)	Combustible, high post-disaster repair costs
Sustainability	100% recyclable steel, zero waste	Deforestation concerns, landfill waste
Maintenance	20-year recoating intervals, minimal upkeep	Annual anti-rot treatments, 5-year structural checks







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