CAPSTONE

PREFABRICATED BUILDING PROFESSIONAL SERVICE PROVIDER

专业装配式建筑综合服务提供商

CAPSTONE INDUSTRIAL TECHNOLOGY CO., LTD
Design, production, installation and operation integrated service provider

山东观象山工业科技有限公司
设计、生产、安装和运营一体化服务提供商

CONTENTS

/ 目录



I. ABOUT US - 关于我们

Company Profile - 公司简介

II. CUSTOMIZATION SERVICES - 定制服务

2.1 Unit S-Steel Structure - 单元 S-钢结构

2.2 Unit M-Block Structure - 单元 M-模块结构

2.3 Foundation Types - 基础类型

2.4 Roof Construction Methods - 屋顶施工方法

III. SUPPLY CHAIN SERVICES - 供应链服务

3.1 Interior Decoration System - 室内装饰系统

3.2 Smart Home Solutions - 智能家居解决方案

3.3 Windows and doors system solutions - 门窗系统解决方案

3.4 Solar Power Generation & Energy Storage System - 太阳能发电与储能系统

3.5 Whole House Water Purification System - 全屋净水系统

IV. ORDERING PROCESS - 订购流程

4.1 Standardized workflow - 标准化工作流程

4.2 Transportation Plan - 运输计划

V. OUR PRODUCTS - 我们的产品

5.1 Plot18, Australia - 18号地块，澳大利亚

5.2 120sqa Modular Villa - 120平方模块别墅

5.3 12x22plot Chinese-Style Villa - 12x22中式别墅

5.4 25x25plot Chinese-Style Villa - 25x25中式别墅

5.5 New Diraya Aden2 - 新迪拉亚阿登2

5.6 As Villa Uluwatu, Bali - 巴厘岛乌卢瓦图别墅

1. ABOUT US

/ 关于我们

COMPANY PROFILE - 公司简介

Capstone Industrial Technology is a global comprehensive service provider for prefabricated construction. It delivers one-stop services including planning, design, modular manufacturing, cross-border logistics, on-site assembly and turnkey projects.

The company has developed three independent core building systems: Unit S steel structure, Unit M full integrated structure and Unit W integrated wall panel system. Adopting factory prefabrication and on-site assembly modes, it ensures fast installation, high efficiency, standardized production and stable quality.

Complying with international construction standards, our products adapt to global climates and various engineering demands. They solve long construction cycles, high labor costs and uneven quality problems of traditional overseas buildings. Featuring safety, earthquake resistance, energy saving, sound insulation and environmental friendliness, our products apply to residences, villas and cultural tourism buildings.

Driven by intelligent manufacturing and international standards, we keep upgrading technologies and global supply chains, aiming to be a reliable integrated partner in the global prefabricated construction industry.

山东观象山工业科技有限公司，是全球装配式建筑一站式综合技术服务商，业务涵盖规划设计、模块化智造、跨境物流、现场拼装及交钥匙总包全流程服务。

公司自研三大核心建筑体系：S单元钢结构、M单元全集成体系、W单元一体化墙板体系。依托工厂预制、现场拼装模式，实现施工快捷、交付高效、生产标准化、品质可控。

公司全流程恪守国际建筑标准，适配全球各地气候与施工要求，解决海外传统建筑工期长、人工成本高、质量不稳定等痛点。产品抗震安全、节能隔音、绿色宜居，适用于私人住宅、度假别墅、文旅建筑等场景。依托智能制造与国际标准，公司持续精进技术、完善跨境供应链，致力成为全球装配式建筑值得信赖的综合合作伙伴。



Design 设计



Manufacture 制造



Transportation 运输



Installation 安装

Factory Area Environment - 工厂区域环境






Application Scenarios - 应用场景



Luxury Villa 豪华别墅



Holiday Villa 假日别墅



Apartment 公寓



Hotel 酒店



Commercial Building 商用建筑

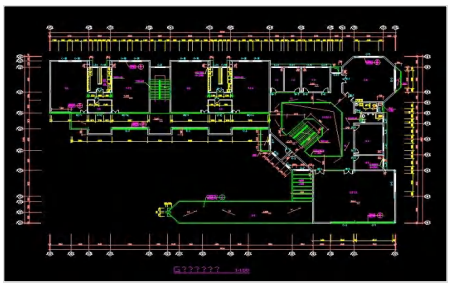


Granny Flat 庭院康养小屋

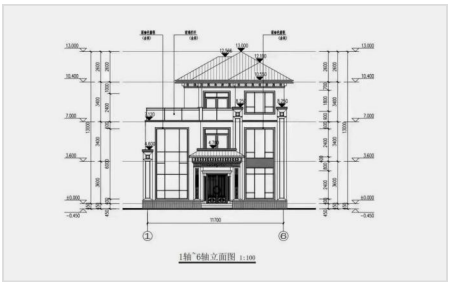
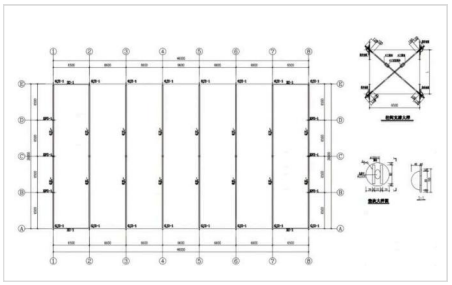
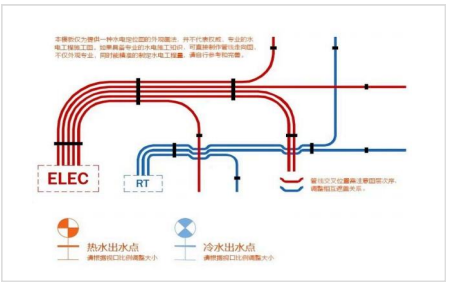
II. CUSTOMIZATION SERVICES

/ 预制建筑主体 / 定制服务

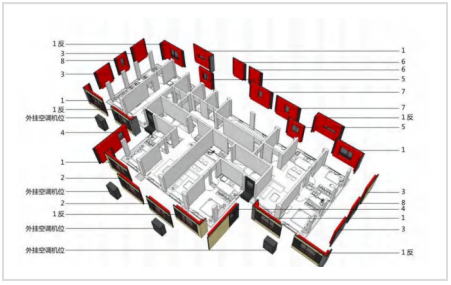
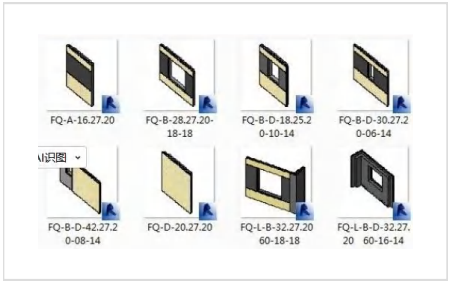
1 Scheme Drawings - 方案图纸

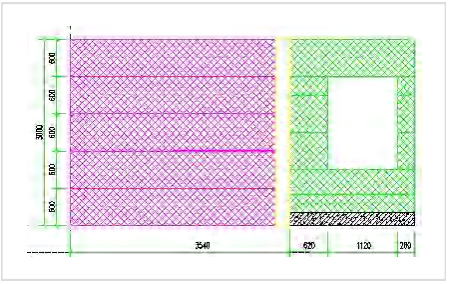




2 Detailed Drawings - 详细图纸

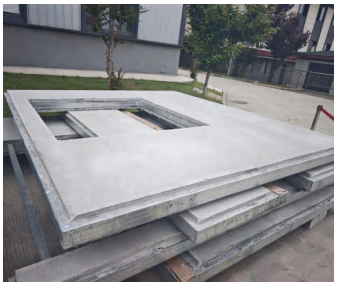




3 Detailed Splitting of Walls - 详细墙体分割



4 Manufacturing assembly - 制造装配



2.1 Unit S-Steel Structure - 单元 S-钢结构

Core Systemzmain Body : CNY ¥3500-5000/SQM 核心系统主体系：¥ 3500-5000/平方米

Project Category	Unit S
Structural System	Steel Structure
Connection Method	Bolt Connection
Suitable Buildings	Villas & Apartments, Commercial Buildings, Industrial Buildings
Suitable Height	No Restriction
Suitable Foundations	Isolated, Strip, Raft & Box Foundations
Component Type	Wall Panel Type, Box Type
Production Lead Time for Single Wall	3 Working Days
Installation Duration for Upper Main Structure (120m², 2 Floors)	30 Working Days
Green Energy Efficiency	Meets LEED Platinum Standard
Seismic Resistance Level	Grade 8 Seismic Resistance
Wind load	0.69 kN/m² (wind speed: 33 m/s)
Cost Comparison	Slightly Higher

项目类别	S 系列单元参数
结构体系	钢结构
连接方式	螺栓连接
适用建筑	别墅、公寓、商业建筑、工业厂房
适用建筑高度	无高度限制
适用基础形式	独立基础、条形基础、筏板基础、箱型基础
构件类型	墙板式、箱式
单片墙体生产周期	3 个工作日
上部主体结构施工周期（120m²，2 层）	30 个工作日
绿色节能标准	符合 LEED 铂金级认证标准
抗震等级	8 度抗震
风荷载	0.69 千牛 / 平方米（风速 33 米 / 秒）
造价对比	造价略高

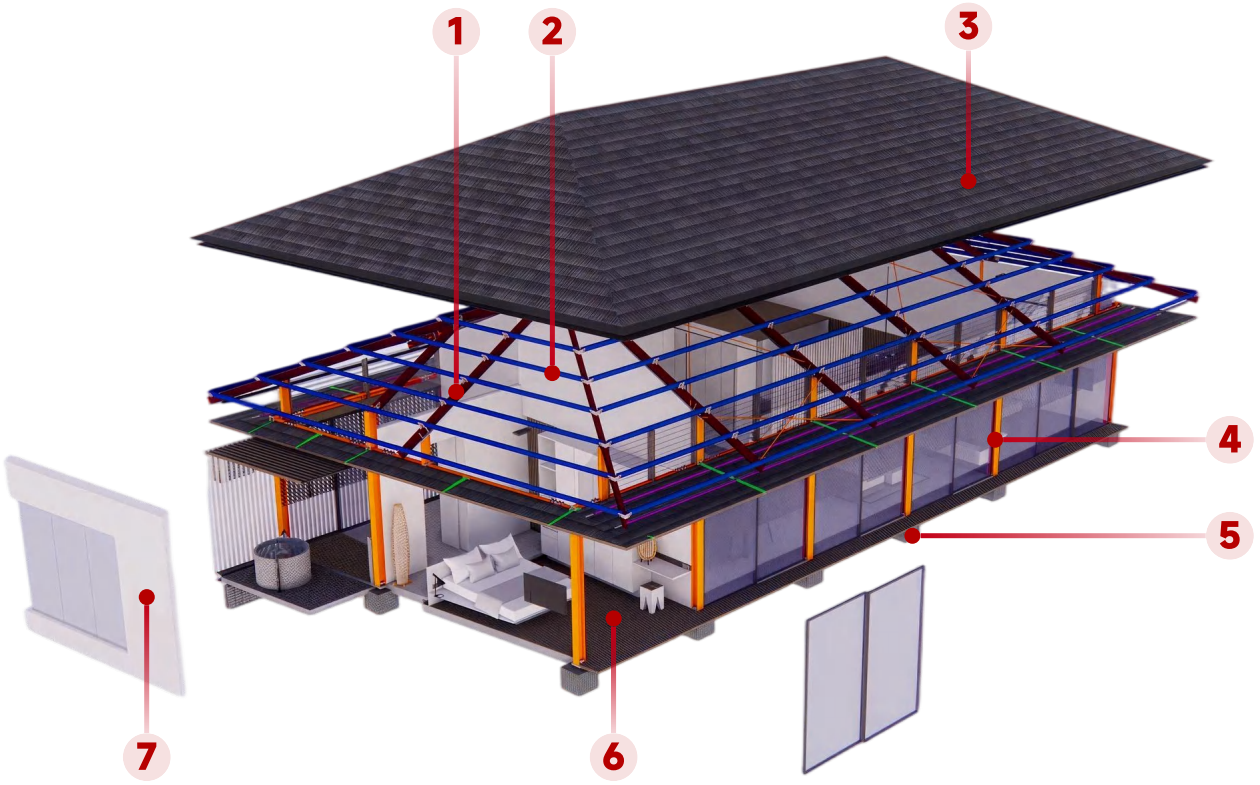








2.1 Unit S-Steel Structure - 单元 S-钢结构



1 Light steel keel and accessories - 轻钢龙骨及配套配件

2 Steel purlin - 钢檩条

3 Prefabricated roof panel - 预制屋面板

4 H-section steel frame column - H 型钢框架柱

5 Concrete foundation - 混凝土基础

6 Prefabricated floor slab - 预制楼板

7 High-strength zinc-coated light steel joist wall - 高强度镀锌轻钢龙骨墙体



Prefabricated wall panel

预制墙板



prefabricated floor slab

预制楼板



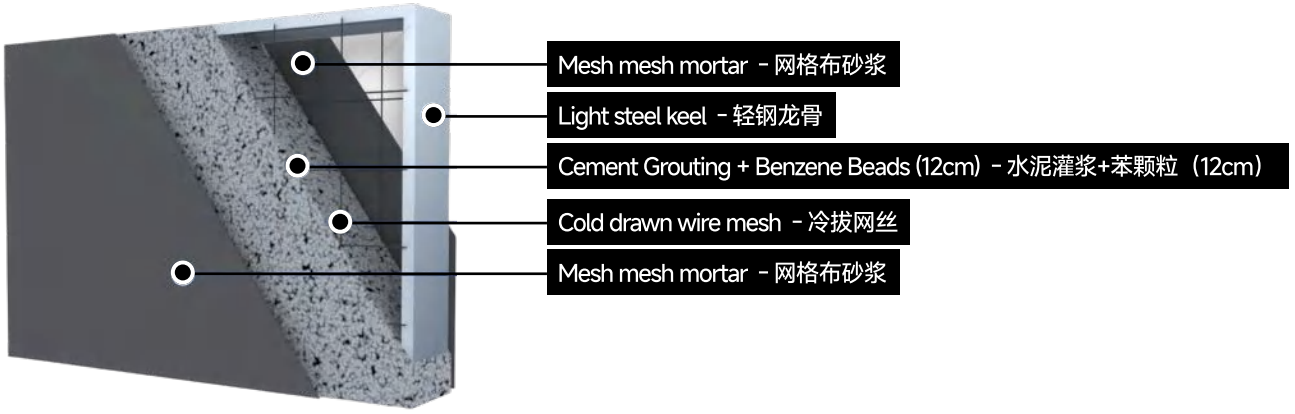
Connection method between construction column and ring beam

构造柱与圈梁之间的连接方式

2.1 Unit S-Steel Structure-Wall Introduction - 单元 S-钢结构-墙体介绍

The building's main frame adopts high-strength galvanized light steel joists for reliable safety; polystyrene particle concrete filling delivers better insulation, shock, fire and seismic performance than conventional walls, and enables repeated assembly.

高强度镀锌轻钢龙骨作为主体承重框架，依托密集支撑保障房屋整体安全；墙体填充聚苯颗粒混凝土复合材料，在隔声、保温、抗冲击、防火、抗震及拆装复用性上远优于传统墙体。



1. Sound Absorption - 耐火性能

Concrete grouted walls capable of achieving a fire resistance rating of A1

灌浆混凝土墙体可达 A1 级耐火极限

2. Sound Absorption - 隔声吸声

It has excellent sound insulation performance, with a 10cm wall achieving a sound insulation of 44 decibels.

墙体隔声性能优异，10 厘米厚墙体隔声量可达 44 分贝

3. Lightweight& High-strength - 轻便&高强度

Density ~850 kg/m^3, Strength ≥15 MPa, reducing Structural Load

密度约 850 千克 / 立方米，抗压强度≥15 兆帕，有效减轻建筑结构荷载

4. Thin-bodied - 薄型省空间

Boosts usable space—adds 4.5m^2 per 100m^2 building by slimming wall thickness.

墙体厚度更小，每 100m^{2}建筑面积可多出 4.5m^{2}使用面积，提升得房率

5. Plastering-free - 免抹灰施工

Large flat panels allow direct skim coating, saving time, materials, and labor.

密度约 850 千克 / 立方米，抗压强度≥15 兆帕，有效减轻建筑结构荷载

6. Excellent Weather Resistance - 耐候性优异

Chemically inert to acids and alkalis, with a lifespan matching the building's structure.

材料化学性质稳定，耐酸碱腐蚀，使用寿命与建筑主体结构同步

7. Integrated Decoration - 装饰一体化

Decorative surface layer enables direct, finished installation—no extra cladding needed.

自带装饰面层，可直接完工安装，无需额外铺贴外墙 / 内墙饰面板

8. Environmentally Friendly - 绿色环保

Eco-friendly materials made from industrial waste, fullymeeting green building standards.

以工业固废为原料生产，低碳无污染，完全满足各类绿色建筑评价标准

2.2 Unit M-Block Structure - 单元 M-模块结构

Core System2main Body : CNY ¥2,200 - 3500/SQM 核心系统2主体：¥ 2200-3500元/平方米

Project Category	Unit M
Structural System	Block Structure
Connection Method	bolted connection
Suitable Buildings	Villas & Apartments
Suitable Height	Within 3 Floors (20m)
Suitable Foundations	Strip, Raft & Box Foundations
Component Type	Wall Panel Type
Production Lead Time for Single Wall	7 Working Days
Installation Duration for Upper Main Structure (120m², 2 Floors)	45 Working Days
Green Energy Efficiency	Meets LEED Platinum Standard
Seismic Resistance Level	Grade 8 Seismic Resistance
Wind load	0.69 kN/m²(wind speed: 33 m/s)
Cost Comparison	Lower

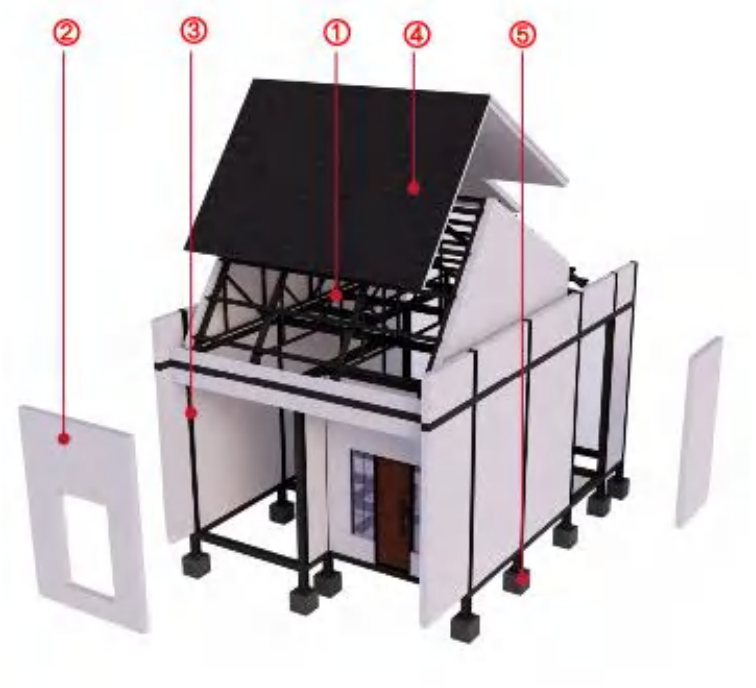
项目类别	M 系列单元参数
结构体系	砌块装配式结构
连接方式	螺栓连接
适用建筑	别墅、公寓住宅
适用建筑高度	3 层以内（总高 20 米）
适用基础形式	条形基础、筏板基础、箱型基础
构件类型	墙板式
单片墙体生产周期	7 个工作日
上部主体结构施工周期（120m²，2 层）	45 个工作日
绿色节能标准	符合 LEED 铂金级认证标准
抗震等级	8 度抗震
风荷载	0.69 千牛 / 平方米（对应风速 33 米 / 秒）
造价对比	造价更低



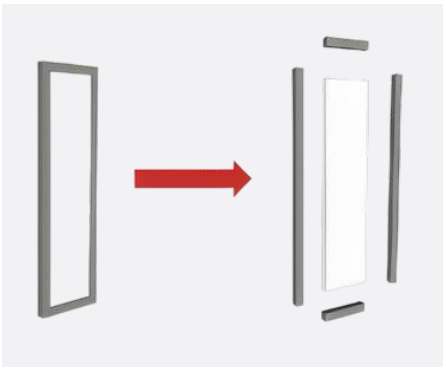




2.2 Unit M-Block Structure - 单元 M-模块结构



1. Light steel keel and accessories
   轻钢龙骨及配套配件
2. Prefabricated wall panel
   预制墙板
3. Wall panel framework
   墙板框架
4. Prefabricated roof panel
   预制屋面板
5. Concrete foundation
   混凝土基础



Prefabricated wall pane

预制墙体板



Connection method between construction column and ring beam

施工柱与环形梁之间的连接方法



Connection between walls

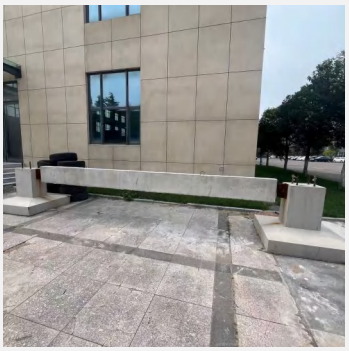
墙壁之间的连接







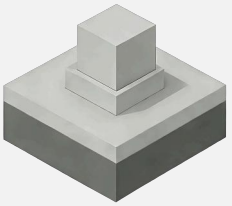
2.3 Foundation Types - 基础类型



ISOLATED FOOTING - 独立基础

Factory-prefabricated, featuring controllable quality of finished products, short installation period, and suitable for conditions with good geological features.

工厂预制生产，成品质量可控，安装工期短，适用于地质条件优良的场地。



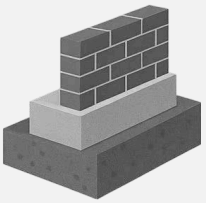
独立基础
ISOLATED FOOTING



STRIP FOOTING - 条形基础

Suitable for situations with good site geological conditions; construction is relatively simple, and the cost is low.

适用场地地质条件良好的项目；施工工艺简易，造价低廉。



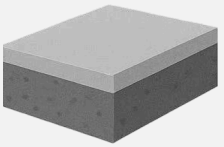
条形基础
STRIP FOOTING



RAFT SLAB - 筏板基础

Suitable for situations where the bearing capacity of foundation soil is low or soil distribution is uneven; construction is simple, and the comprehensive cost is relatively low.

适用于地基土承载力偏低或土层分布不均匀的工况；施工简便，综合造价相对较低。



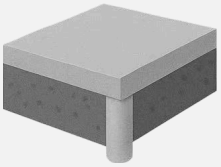
筏板基础
RAFT SLAB



RAFT SLAB - 桩基础

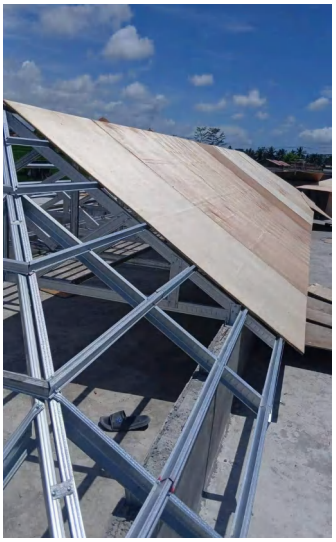
Suitable for situations where the site soil quality is poor and the natural foundation cannot meet the design bearing capacity requirements; it has a long construction period, high cost, and complex construction.

适用于场地土质较差、天然地基无法满足设计承载力要求的工况；施工周期长、造价高，施工工艺复杂。



桩基础
PILE FOOTING

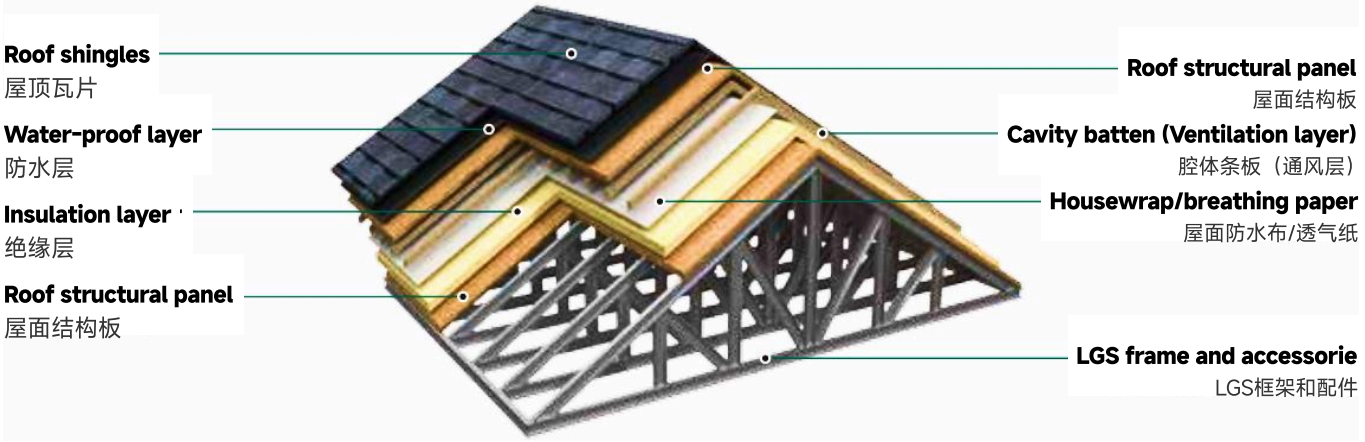
2.3 Roof Construction Methods - 屋顶施工方法

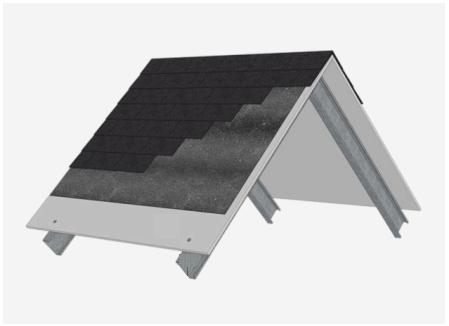




















III. SUPPLY CHAIN SERVICES

/ 供应链服务

3.1 Interior Decoration System - 室内装饰系统

CNY ¥500-4000 / SQM

Wall -墙



Directly sticking clapboard
直贴式墙板



built-on-stilt clapboard
架空式墙板

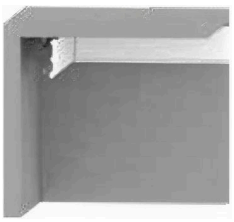


Integrated clapboard
一体化墙板

Ceiling -天花板

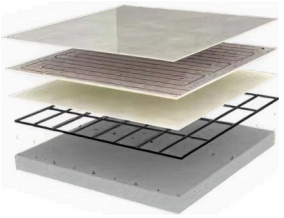


Prefabricated back-shaped ceiling
预制回字形吊顶

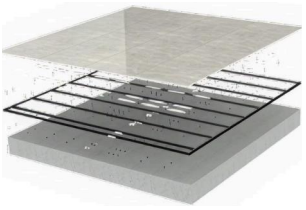


Double eyelid ceiling
双眼皮吊顶

Ground - 地面



Integrated built-on-keel floor
一体化龙骨架空地板



Built-on-keel floor clapboard
龙骨式地板板材

Integrated Kitchen - 集成厨房

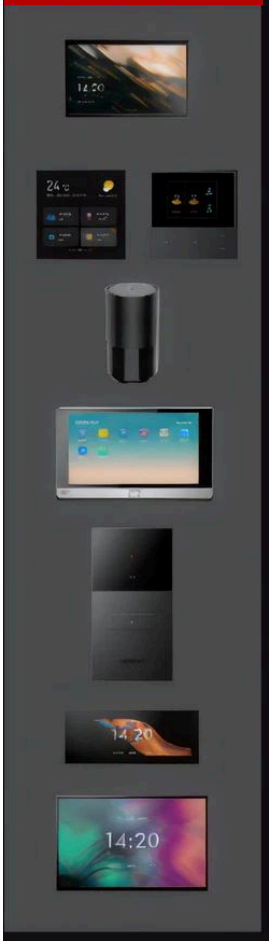
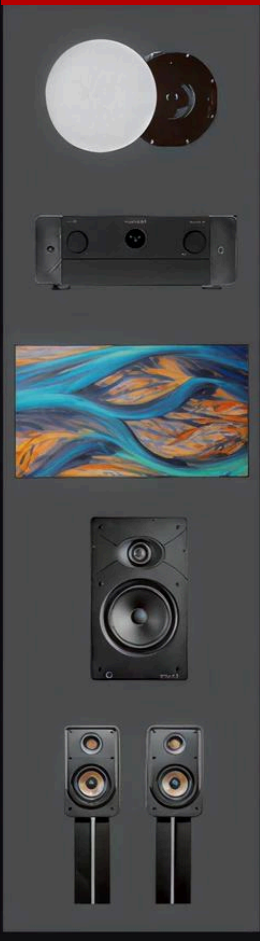


Integrated Bathroom - 集成卫浴



3.2 Smart Home Solutions - 智能家居解决方案

CNY ¥200-800 / SQM

Human-Machine Interaction 人机交互	Switch Panels 开关面板	Smart Lighting 智能照明	Security Sensors 安全传感器	Audio-Visual Products 音视频产品
				

Smart Door Locks 智能门锁		Home Appliance Control 家用电器控制	
			

Smart Central Control 智能中央控制	
	

Windows & Curtains 窗户与窗帘		Smart Sleep 智能睡眠	
			

3.3 Windows and doors system solutions - 门窗系统解决方案

— Door system - 门系统



Insulating aluminum alloy door

保温一体铝合金门



GRHZ Swing Door

GRHZ 外平开门

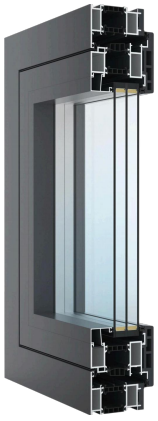


GRHZ Improve Sliding Door

GRHZ 提升推拉门

Insulating thermal aluminum alloy door

保温隔热铝合金门





GRHZ Ultra-Low Energy Consumption Aluminum Alloy Door

GRHZ 超低能耗铝合金门



One-piece aluminum series 一体铝系列





GRHZ 97N – Inward Casement Window

GRHZ 97N一内开窗



GRHZ 91N – Inward Casement Window

GRHZ 91N一内开窗



GRHZ Double-insulated Inward Casement Window

GRHZ 内外保温内开窗



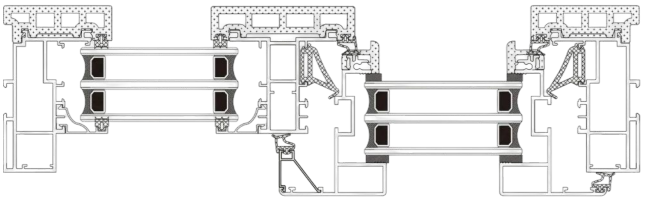
GRHZ Outward Casement with Stay

GRHZ 外开拉杆窗



GRHZ Outward Tilt-Slide Window

GRHZ 外平推窗



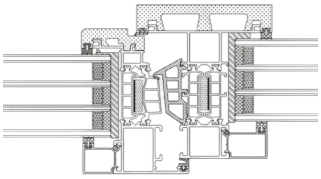
Thermal Insulation Aluminum Alloy Window System

保温隔热铝合金窗系统



GRHZ Outward Casement with Stay

GRHZ 超低能耗铝合金窗



Special Function Window Series

特殊功能窗系列



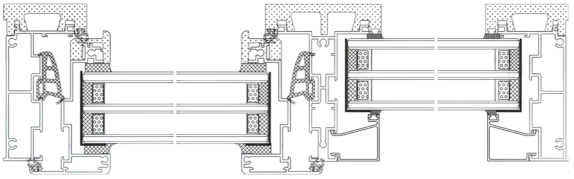
GRHZ Outward Casement with Stay

保温一体铝合金耐火窗



GRHZ Outward Casement with Stay

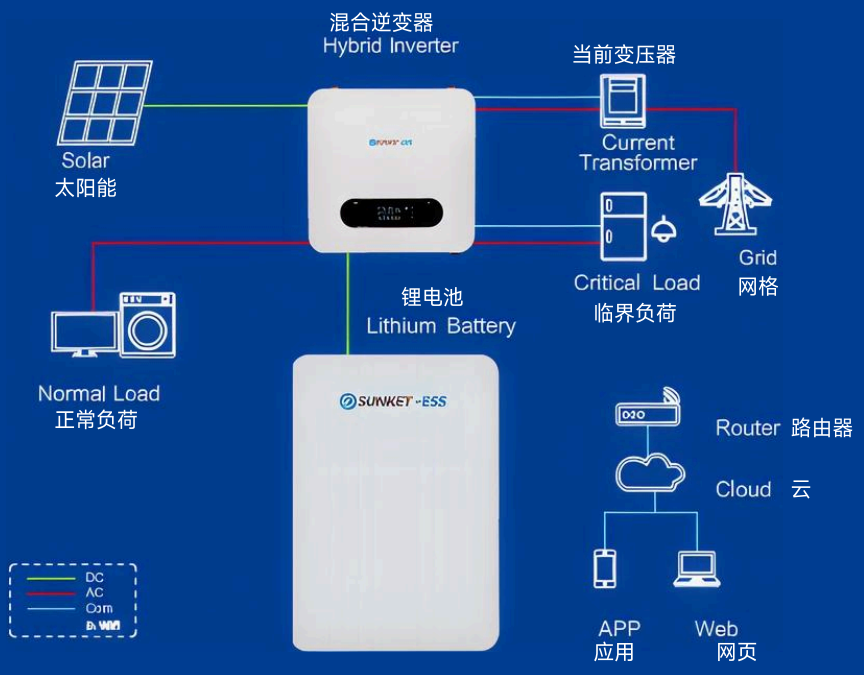
保温一体铝合金高隔声窗



3.4 Solar Power Generation & Energy Storage System - 太阳能发电与储能系统

Low Voltage 5kW Hybrid PV System

低压5KW混合光伏系统

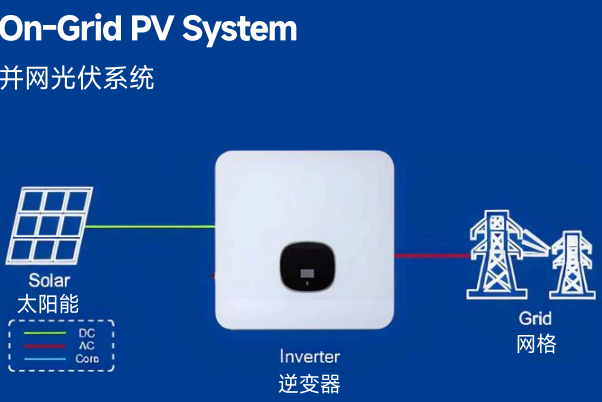


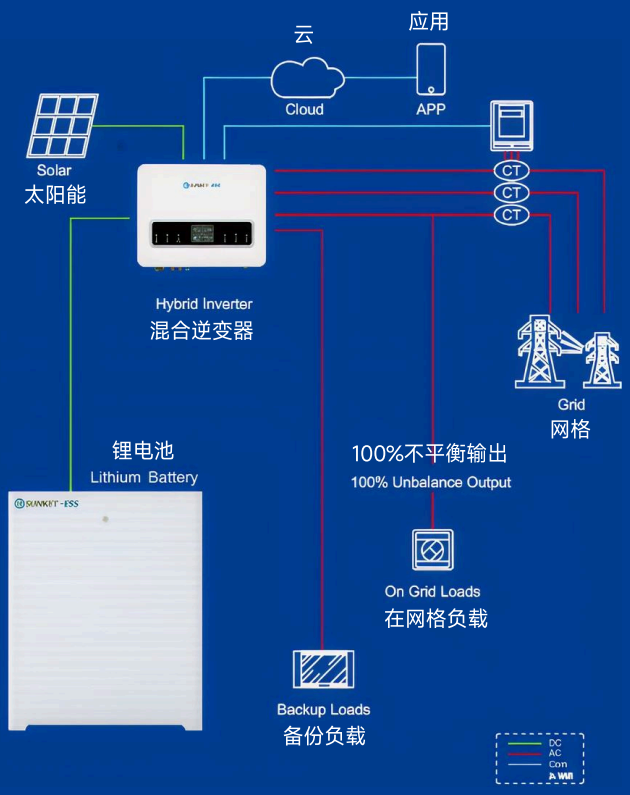
High Voltage 12kW Hybrid PV System

高压12KW混合光伏系统

On-Grid PV System

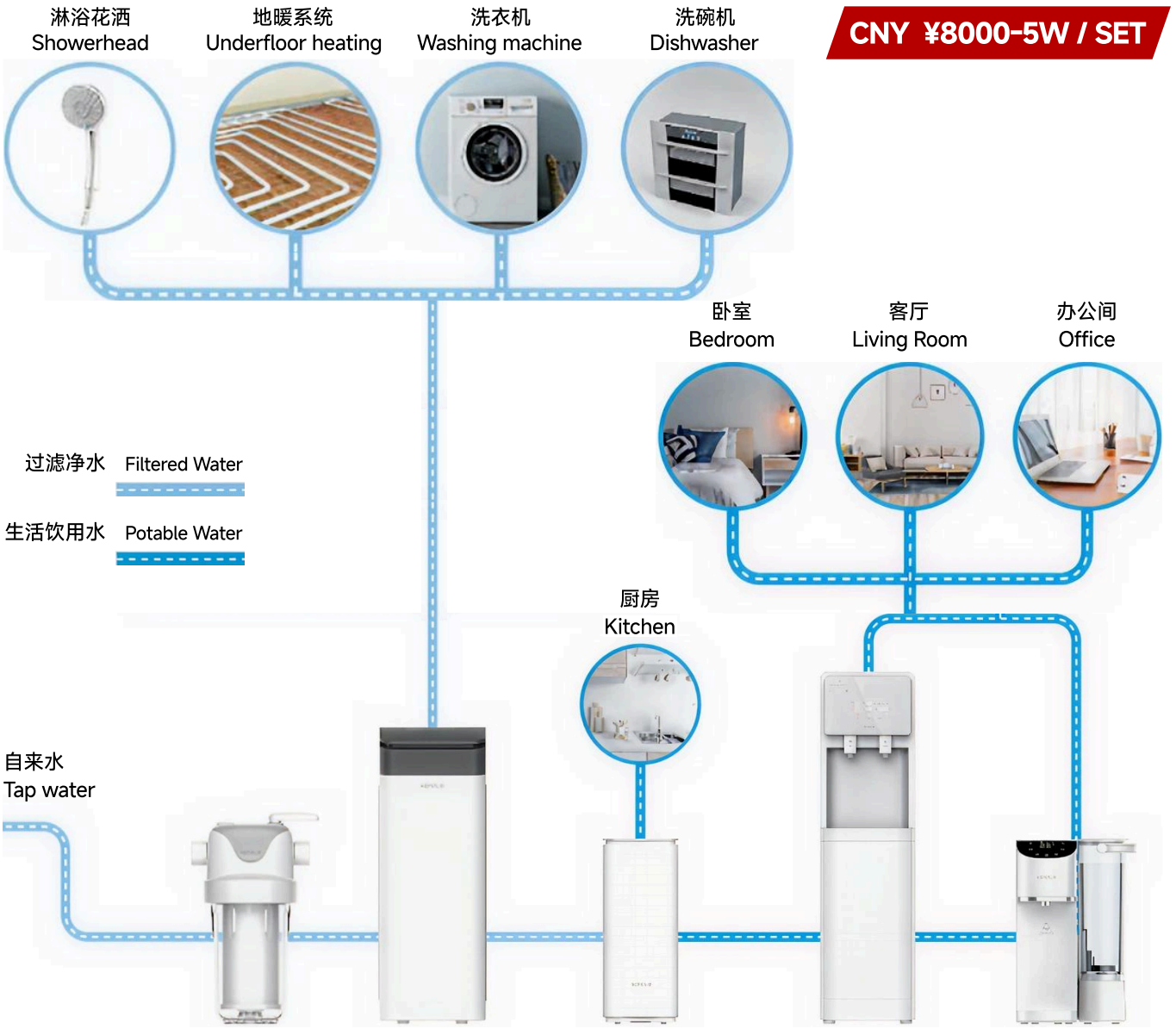
并网光伏系统





CNY ¥5-15W/ SET

3.4 Whole House Water Purification System - 全屋净水系统



1. Pre-entry Pre-Filter 入户前置过滤器

Removes large particulate impurities in water

Provides primary filtration for household incoming water

过滤水中大颗粒杂质

全屋进水第一道粗过滤防护

2. Water Softener 软水机

Ideal for bathing & beauty care, eliminates limescale

For car maintenance & softer laundry

适合沐浴护肤，去除水垢

养护爱车，洗衣衣物更柔软顺滑

3. Under-Sink Water Purifier 台下式净水机

Under-sink direct drinking water, for cleaning fruits & vegetables

Makes cooking and soup tastier, more nutritious and healthier

台下直饮净水，可清洗果蔬

烹饪煲汤口感更佳，营养健康

4. Dual-Temperature Instant Drinking Dispenser 双温即热直饮机

Convenient for making milk powder, coffee and tea

Restores pure natural taste

冲奶、泡咖啡、泡茶便捷好用

还原水质天然纯净口感

5. Installation-Free Water Dispenser 免安装饮水机

Fresh quality water at your fingertips

Meets your all-season drinking water needs

优质鲜活净水随取随用

满足全年四季饮水需求

IV. ORDERING PROCESS

/ 订购流程

Scheme Design Phase

Requirement Collection（1-2weeks）

Communicate with clients about architectural design styles, materials, project grades, target buyers, and overall price estimations, among other aspects.

Scheme Design Phase

Preliminary Results（2-4weeks）

① The scheme designer receives user requirements and quickly develops conceptual scheme deliverables.
② The overseas design firm provides drawing documents.

Sign the design contract/ Receive the quotation

Design Refinement（4-6weeks）

The client can quickly understand the design

Down payment required for signed material procurement contract

Construction Drawing Deepening &Deliverable Confirmation（4-6weeks）

① The design team and the factory deepen the preliminary design deliverables based on the integrated collaboration platform.
② The client/overseas design firm confirms the deliverables.

Settle the final payment.

Production （4-6weeks）

Produce fabrication equipment based on the design plan on an automated mass scale.

Goods Transportation（4-6weeks）

Pack and crate all fabrication equipment for transporting. The entire transportation process can be tracked and monitored.

On - site Installation（4-8weeks）

Following the acceptance of the goods, the equipment can be installed quickly on site, and a standard house's main structure works will be completed in 3-5 days.

Delivery& maintenance

① Overseas Construction and Delivery
② Overseas Warehouse Warranty

Standardized workflow

方案设计阶段

需求收集（1-2 周）

对接客户，沟通建筑风格、选材、项目定位、客群定位及整体造价等需求。

方案设计阶段

初步方案成果（2-4 周）

① 设计师根据需求快速出具概念方案；
②海外设计团队提供全套图纸文件。

签订设计合同 / 出具报价单

方案优化细化（4-6 周）

直观呈现完整设计方案，便于客户理解。

签订材料采购合同并支付首期款

施工图深化・成果确认（4-6 周）

① 设计团队与工厂依托协同平台深化设计内容；
② 客户或海外设计方完成方案定稿确认。

结清尾款

批量生产（4-6 周）

依托自动化产线，按照设计图纸批量生产装配构件。

物流运输（4-6 周）

构件统一打包装箱，全程物流可视化追踪。

现场装配施工（4-8 周）

货品验收后快速进场安装，标准户型主体 3-5 天完工。

交付与质保维护

① 海外现场一站式交付施工；
② 海外仓储长效质保服务。

IV. ORDERING PROCESS

/ 订购流程

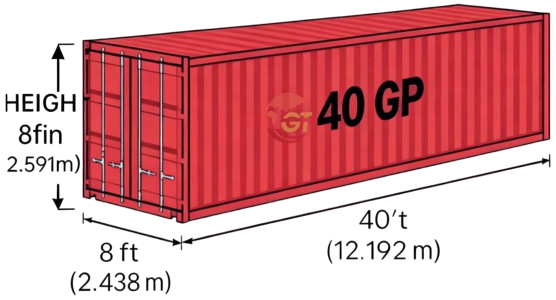
Transportation Plan - 运输方案

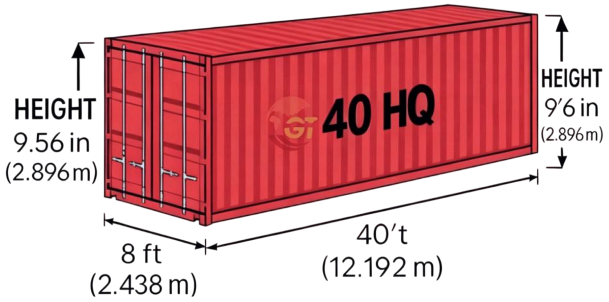
Delivery plan				
	Small-volume Items			Large-volume Items
	EXW	FOB	CIF	Bulk Carrier
Delivery Location	HeBei Factory	Qingdao Port	Jakarta Port /Surabaya Port	Door-to-Door
Services Provided	Packing, Boxing	Packing, Boxing + Transportation to the Shipment Port + Customs Declaration	Packing, Boxing + Customs Declaration + Ocean Freight + Insurance	Packing + Transportation to Shipment Port + Customs Declaration + Ocean Freight + Customs Clearance at Destination Port + Inland Transportation to Door
Cost	1500 CNY (for 40-foot container)	6000 CNY (for 40-foot container)	14,000-20,000 CNY (Ocean freight subject to fluctuation) (for 40-foot container)	Subject to cargo volume/ weight

交付计划				
	小件货物			大件货物
	工厂交货（EXW）	装运港船上交货（FOB）	成本保险费运费付至（CIF）	散货船运输
交付地点	河北工厂	青岛港	雅加达港 / 泗水港	门到门直达
配套服务	产品打包、装箱	打包装箱 + 运送至装运港 + 出口报关	打包装箱 + 出口报关 + 海运 + 货运保险	打包 + 运至装运港 + 报关 + 海运 + 目的港清关 + 内陆送货上门
费用标准	1500 元（适用于 40 尺集装箱）	6000 元（适用于 40 尺集装箱）	14000–20000 元（40 尺柜，海运费随市场浮动）	根据货物体积 / 重量核算

Transportation Plan





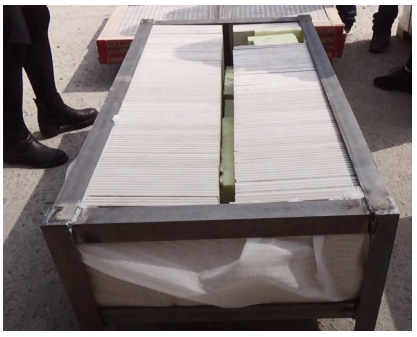














V. OUR PROJECT

/ 项目案例

12x22plot Chinese-Style Villa - 12X22中式别墅







25x25plot Chinese-Style Villa - 25X25中式别墅









Plot18, Australia - 18号地块，澳大利亚



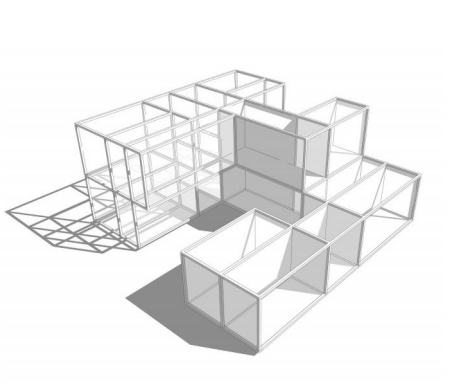




120sqa Modular Villa - 120平方模块别墅

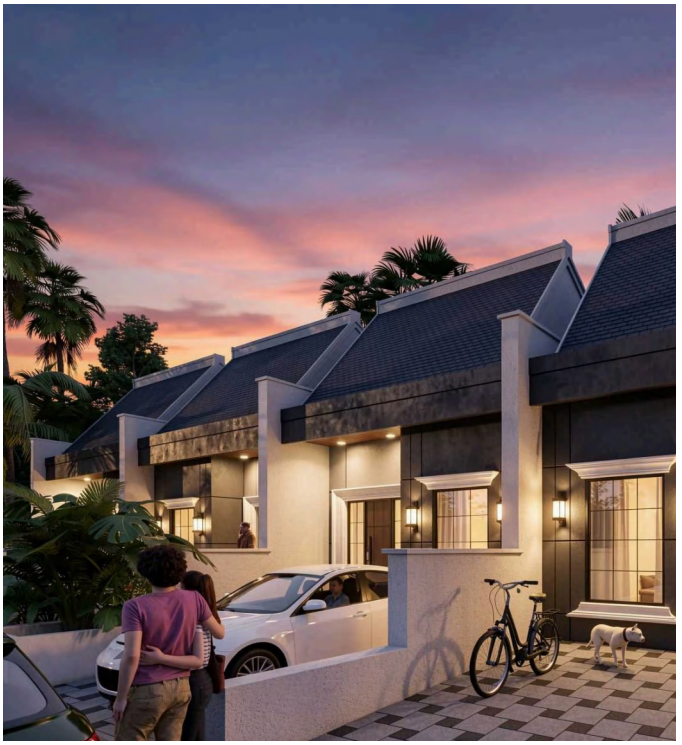


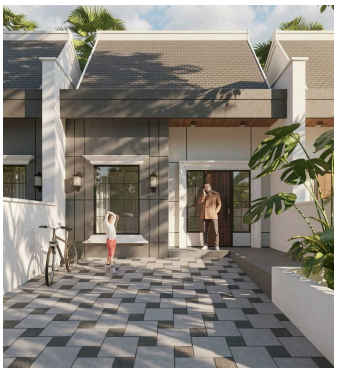


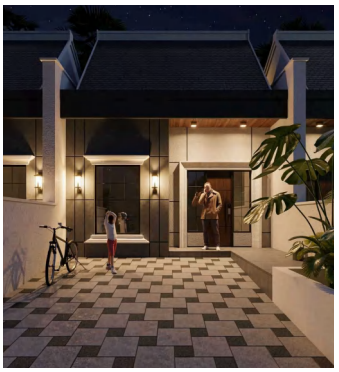


New Diraya Aden2 - 新迪拉亚阿登2











- **Structural System:** Unit M-Block Structure
- **Floor Area:** 45 SQA
- **Number of Buildings:** Building 26
- **Project Introduction:** This product is part of the "home x" series,Offering a variety of housing types with building areas of 36, 45, and 60 square meters. Each type of villa retains the essence of comfort and functionality tailored to your individual needs. In addition to its luxurious aesthetics, these residences are prefabricated and modular, ensuring quick installation and easy relocation .Simultaneously ensuring minimal environmental interference.

- **结构体系:** M-Block 模块化单元结构
- **建筑面积:** 45m²
- **楼栋编号:** 26 号楼
- **项目介绍:** 本产品属于 “家 X” 系列，提供 36m²、45m²、60m²多种户型。每一款别墅都兼顾舒适居住感与实用功能，可按需定制。产品外观轻奢大气，采用装配式模块化设计，安装速度快、可整体搬迁，施工对周边环境影响极低。

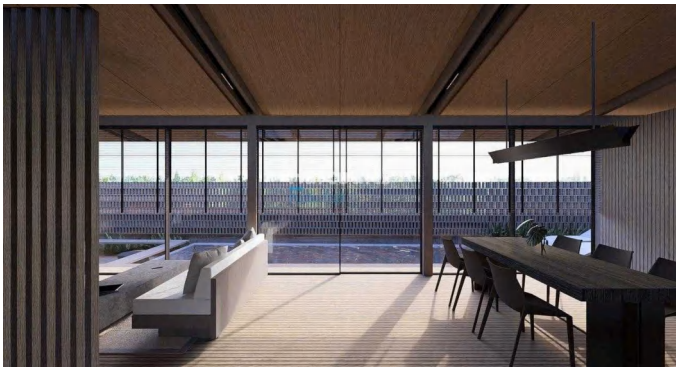
As Villa Uluwatu, Bali - 巴厘岛乌卢瓦图别墅

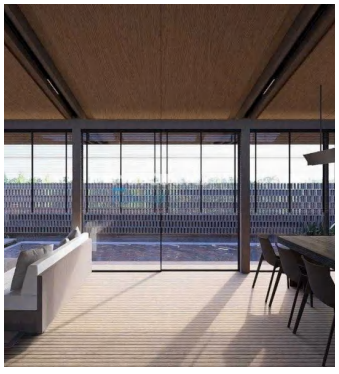


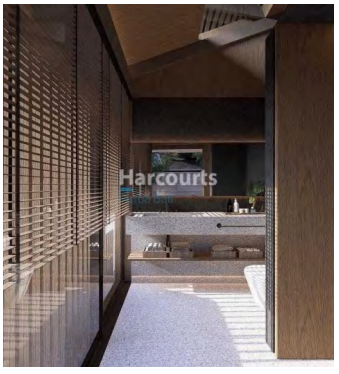
- **Structural System:** Unit S-Konstruksi Stahl.
- **Floor Area:** 120 SQA
- **Number of Buildings:** Building 3
- **Project Introduction:** Inspired by the unique architectural philosophy of traditional Indonesian houses, this building design achieves ideal shading, ventilation, and lighting effects in a tropical climate. The design employs a steel column structure to minimize contact with the ground, and incorporates a decentralized layout within the interior, which not only embodies the building's unique architectural philosophy but also showcases its modern style.

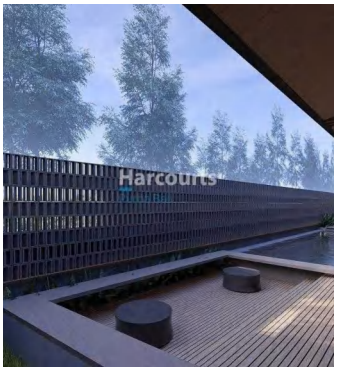
- **结构体系：** S 型钢制模块化单元结构
- **建筑面积：** 120m²
- **楼栋编号：** 3 号楼
- **项目介绍：** 本建筑设计汲取印尼传统民居独特的建筑营造理念，适配热带气候，实现优异的遮阳、通风与采光效果。
  整体采用钢立柱架空结构，减少建筑与地面接触；室内采用分散式空间布局，既传承特色建筑人文内涵，又兼具现代简约美学风格。













CAPSTONE

Converge & Build Capstone Excellence

Capstone Industrial Technology Co., Ltd

Room 1207, Building 1, 393 Nanjing Road, Shibei District, Qingdao City, Shandong Province, P.R.China

山东观象山工业科技有限公司

山东省青岛市市北区南京路393号1栋1207

PT Indonesia China Building Technology

Jl. Raya Manggadua 8, Manggadua Trade Center, 2nd Floor, Badung District, North Jakarta, Jakarta Special Capital Region, Indonesia

印尼-中国建筑科技有限公司

印度尼西亚 雅加达首都特区 雅加达北区 巴德芒安区 安科尔 芒加杜阿拉亚路 8 号 芒加杜阿世贸中心 2 楼

+86-156 9210 9778 / +86-177 5329 8879

Kevin@modbuildingtech.com

+86-197 3311 0181

modbuildingtech.com

Whatsapp

WeChat