



Room-in-Room

Australia and New Zealand | 2025

**Designed for now,
built for later.**



Contents

Introduction	07
Room Range	21
Plans	33
Standard Options	44
Premium Options	46
Customisation	50
Features & Accessories	53
Jointing & Expansion Options	55
False Ceiling System	57
Logistics & Technical Specifications	59
Lead Time	60
Accessibility Consideration	61
Carbon Performance	62
Supply Chain Performance	65
End-of-life & Asset Management	67
Contact	69

Introducing Room-in-room



The XFrame Room-in-Room range is an industry leading circular privacy solution for retail, office, education and healthcare. XFrame rooms unlock spatial flexibility through a circular kit-of-parts. We allow organisations to adapt, glow, and flex, all while meeting the most ambitious of sustainability targets.

We offer locally manufactured, low carbon, design focused spaces with some of the shortest lead-times on the market.

XFrame spaces are uniquely capable of being fully integrated into an architectural specification. Leveraging XFrame's supply chain linings, glazing, lighting, and furniture can be customised to match a wider fitout's styling. Such freedom allows customers to achieve a cohesive look and feel across their property portfolios.

Low-Carbon Circularity

The building and construction industry is the world's largest consumer of raw virgin materials while also being the largest producer of solid waste. In New Zealand and Australia up to 50% of all landfill results from construction activities (NZGBC, 2021).

XFrame is a circular response to this unprecedented waste problem. XFrame allows spaces to be easily changed over time - unlocking material recovery and preventing demolition waste.

XFrame is manufactured locally from sustainably sourced pinus radiata softwood. Standard parts form a unique light-weight panel structure that allows linings to be attached through a patented clip-on/clip-off system. Through the standardisation of panels and linings, and the demountable interfaces, an ecosystem of reusable parts is created.

Using XFrame our goal is to make the deconstruction and reuse of building materials an attractive and economically feasible end-of-life material recovery strategy.

[Installation Demonstration Video](#)

[More about XFrame and the Circular Economy](#)



Freedom of Design

XFrame spaces are designed to be effortlessly integrated into a broader architectural language. This approach allows architects and interior designers to achieve a more cohesive architectural language while also delivering the benefits of a demountable room-in-room system. This is circularity without design compromise.

Forms

The XFrame platform makes it possible to introduce bespoke components on demand with little added cost. This includes sweeping curved sections of wall, unique glazing conditions and a wide range of thresholds. These custom components work alongside the standard XFrame panels to ensure maximum efficiency.

Finishes

XFrame can be paired with almost any finishing product on the market to achieve unique architectural styling. Patented XFrame hardware systems allow these lining materials to be reversibly connected to the XFrame wall structure – facilitating end-of-life recovery and redeployment. The XFrame design team can assist with panalisation strategies that maximise material yields and minimise the appearance of seaming. With a range of verified acoustic tests we can ensure design styling does not compromise the acoustic performance of the spaces. We can also work with designers to recommend best-in-class circular finishing systems.



Made Local

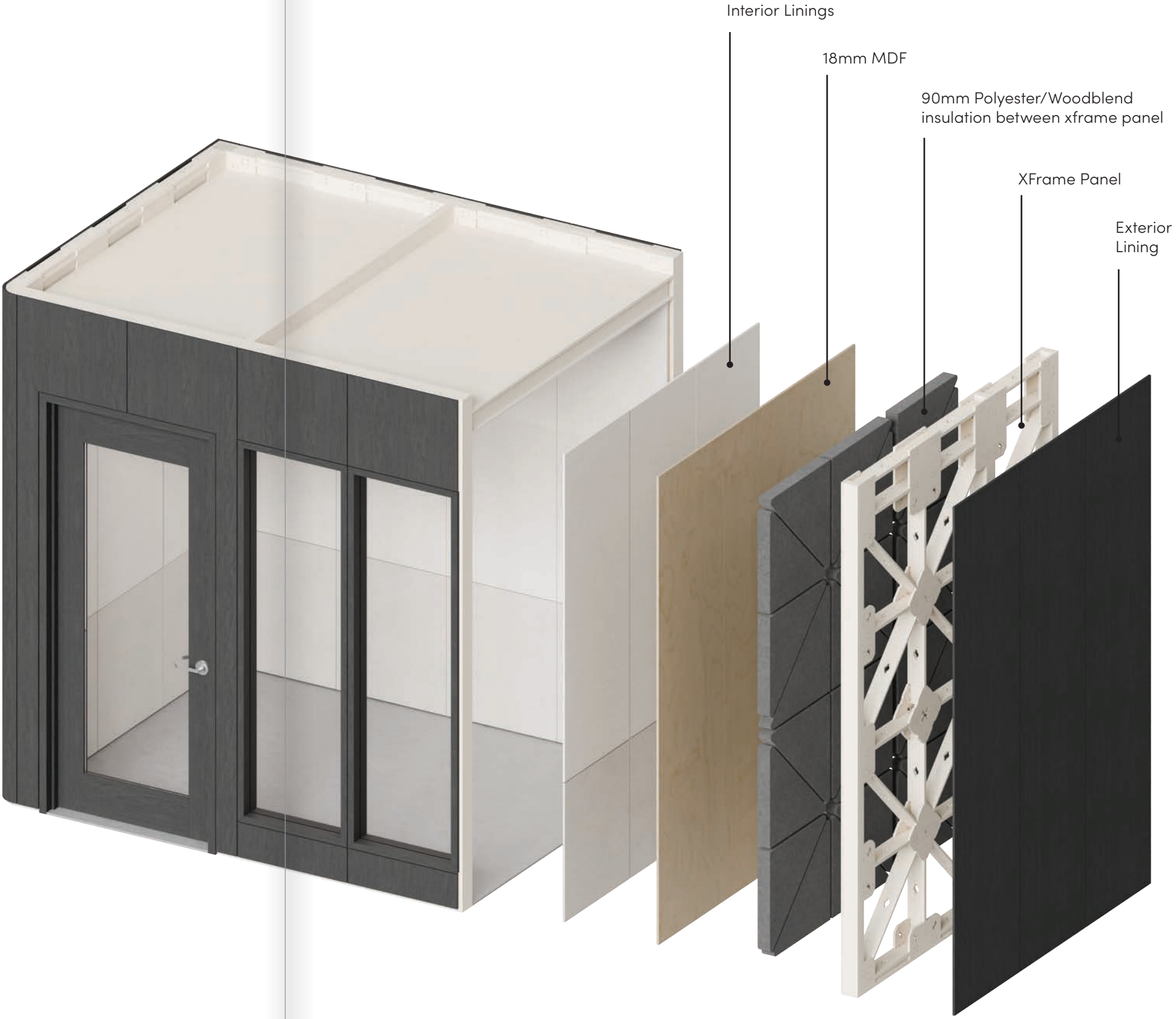
Your spaces are made locally via XFrame's extensive distributed manufacturing network. Local supply means short lead-times, reduced manufacturing and distribution emissions, and the guarantee of long-term service/support.

XFrame spaces will always be made in the region of purchase, using local materials and local labour. We partner with established nation-wide installers who will assist you in stewarding the XFrame space for years to come.



We take acoustic performance seriously.

XFrame has undertaken laboratory testing to validate and improve the acoustic isolation performance of its wall systems. Through XFrame's unique clip-on wall lining system we can achieve independently tested STC ratings ranging from 45 to 58. Testing across these ranges means you get a demountable space that meets the acoustic performance you need, without spending extra on performance that isn't adding value.



More reasons to choose XFrame

Standardised

- × Typical wall frame panels use the same 8 standard parts (to create a 1200mm x 2400mm modular wall frame – 4ft x 8ft). The same standard parts can be used to create any panel size from 600mm square, to 3000mm high and 1200mm wide.
- × XFrame incorporates a demountable wall-lining fixing system that allows for any sheet product to be used, providing it is a minimum of 12mm / 1/2" in thickness. All wall linings can be standardised with reversible hiding fixing locations for these parts are pre-positioned on the XFrame. These reversible fixings points are reliable thanks to XFrame's self-braced and self-squaring structural geometry.
- × Custom height and width panels can be created on demand. These panels are made of as many standard members as possible. The design logic of XFrame means that custom requirements do not limit circular performance.

Efficient

- × 1200mm (4ft) wide XFrame panels use 20% less timber than typical stud walls.
- × Minimum 50% reduction in on-site assembly/install time for a finished unit of wall area (when compared to traditional timber framed walls with plasterboard linings).
- × Two-thirds faster to deconstruct than traditional timber framed walls while maintaining 95% material integrity (undamaged parts).
- × Minimum average 96% raw material utilisation (by weight).

Material Selection

- × Locally grown, harvested and manufactured Pinus radiata or Hoop Pine softwood plywood in all products manufactured in Australasia.
- × Exclusively Forrester Stewardship Council (FSC) certified timbers.
- × E0 formaldehyde emissions rated structural untreated engineered plywood.
- × All constituent materials covered by Environmental Product Declarations (EPD's).
- × Automated embodied carbon calculation and reporting at the time of design.

- × Integrated yield and waste monitoring reporting.
- × Low VOC insulation and panel finishes.
- × Framework for ISO 14001 compliance.

Reversible

- × XFrame facilitates the reversible fixing of interior wall linings via its predictable scalable fixing grid and reversible damage-free fixing hardware. The structural frame is not reliant on lining materials for bracing strength and therefore linings can be connected to the wall frame in an easily reversible manner.
- × XFrame panels are designed to be removable without affecting adjacent components. All panel-to-panel connections are durable multi-use structural fasteners, easily removed using standardised tools.
- × Frame wall-to-floor and wall-to-ceiling connections can be configured to best suit specific installations. Fixing quantities are always minimised, and damage-free solutions are available for floor fixing as required.
- × Modular planning options integrated into the XFrame system provides site-specific flexibility and ensures any component (wall, lining, roof-panel, corner post) can be removed without complexity or cascading consequences.

Industry Standard

- × Standard frame modules follow industry standard sheet sizes (600mm/1200mm). This results in better material utilisation and unit economics.
- × XFrame wall frame thicknesses follow industry standards (92mm and 140mm) meaning framing can abut standard dimensional timber framing as required. Modular demountable wall frames can be seamlessly integrated into existing fitouts.
- × Standard 'off-the-shelf' 1200mm x 2400mm wall-linings can be used with either shadow, lapped, concealed or butt-jointed edges.
- × Industry standard doorway opening sizes, window openings and architectural details are integrated into standard panel designs.

Range



Quiet

A room to zone in and get things done. Ideal for private conversations, video calls, and virtual collaboration.

XFrame Quiet Room Standard Sizes

	Quiet One	Quiet Two	Quiet Three
Internal Dimensions	1.2m x 1.2m	1.8m x 1.8m	2.4m x 1.8m
External Dimensions	1.32m x 1.32m	1.92m x 1.92m	2.52m x 1.92m



Huddle

Brainstorm without disrupting your neighbours. Spaces for small team meetings and private one-on-one conversations.

XFrame Huddle Room Standard Sizes

	Huddle One	Huddle Two	Huddle Three
Internal Dimensions	2.4m x 2.4m	2.4m x 3m	3m x 3m
External Dimensions	2.52m x 2.52m	2.52m x 3.12m	3.12m x 3.12m



Share

Spaces for larger teams and client conversations. Share ideas, sell experiences and collaborate in complete privacy.

XFrame Share Room Standard Sizes

	Share One	Share Two	Share Three
Internal Dimensions	3m x 3.6m	4.2m x 3.6m	6m x 3.6m
External Dimensions	3.12m x 3.72m	4.32m x 3.72m	6.12m x 3.72m



Standard Specifications

Material Specifications

- × XFrame panels made from untreated structurally rated and plantation harvested Pinus Radiata Plywood (Stress Grade F8 – AS/ NZS 2269 / NZS 1720.1).
- × Phenol formaldehyde resins used in production of plywood meets emission standards equivalent to Super E0.
- × FSC / Declare / Country of Origin Specification available on request at time or order and subject to availability.
- × 70mm thick polyester die-cut with min. 60% recycled feedstock cavity acoustically rated insulation (min. 14kg/m3).
- × Substrates made from 17mm untreated Pinus Radiata Plywood or E0 MDF (subject to acoustic requirements) fixed to XFrame structural wall panels via XF010 fixing hardware.
- × Laminate or Veneer (subject to specification) on 16mm E0 MDF / Saveboard Carcuss / ZeroE (subject to specification) fixed to XFrame structural wall panels via XF010 fixing hardware.
- × 12mm Acoustic Finishes (PET – DBSORB, Autex or EchoPanel – subject to specification) fixed to substrate using ReadyClip mounting hardware.

Glazed Door

- × 900mm x 2200mm Solid Timber Door with 8.38mm Glazed Insert.
- × Tasmanian Oak, Abodo or Beech Timber Styles/Jambs (on request).
- × 128mm jambs / nominal wall thickness.
- × Stainless Steel fixed pin hinges and perimeter acoustic seals.
- × Door unit pre-mounted in 1200mm x 2650mm XFrame panel.
- × Brushed stainless steel accessibility compliant handle with strike.

Standard Panels



1200mm x 2700mm
Standard Wall Panel

600mm x 2700mm
Standard Wall Panel

1200mm x 2700mm
Standard Door Panel



600mm x 2700mm
Curved Wall Panel

92mm x 2700mm
Corner Posts

Glazed Windows

- × 510mm x 2000mm glazed windows with solid timber jambs.
- × 12.5mm laminated acoustic glazing (as standard).
- × Glazing unit pre-mounted in 600mm x 2650mm XFrame panel.
- × Timbers finished with Ilva Aquatech Waterbased Clear Sealer and Topcoat system.
- × 128mm jambs / nominal wall thickness.
- × Windows supplied without privacy vinyl as standard (supplied on request).

Pre-wired Plug n' Play Electrical:

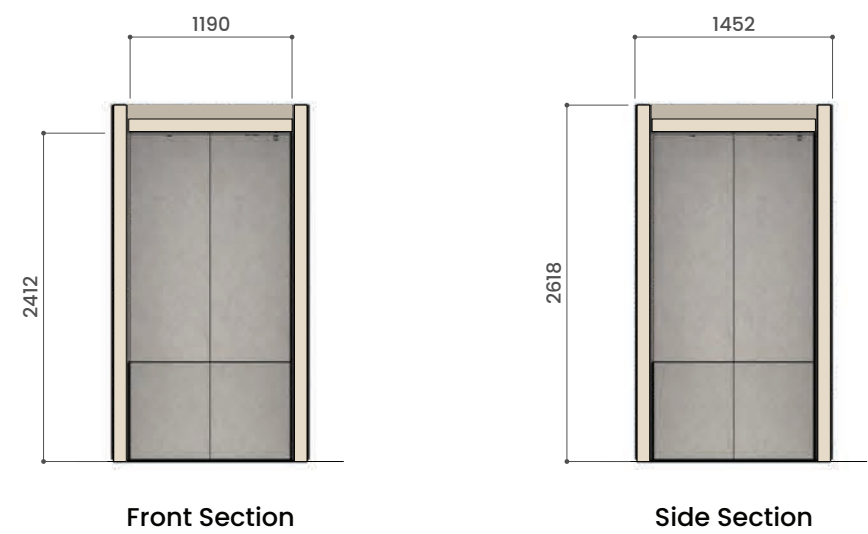
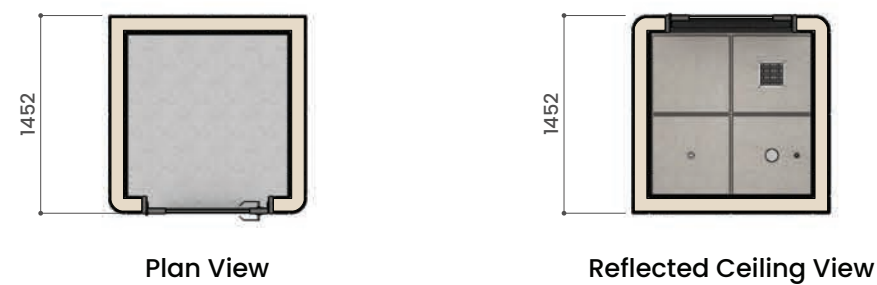
XFrame spaces are powered by MyModular's MYLEX soft-wire plug-and-play electrical systems. These offer full softwire functionality for large demountable rooms – incorporating lighting, power supply, and ventilation. Soft wiring kits are made to order in Australia, which allows them to be easily customised to suit architectural requirements.

Softwire systems unlock life-cycle circularity by simplifying end-of-life deconstruction and reconfiguration.

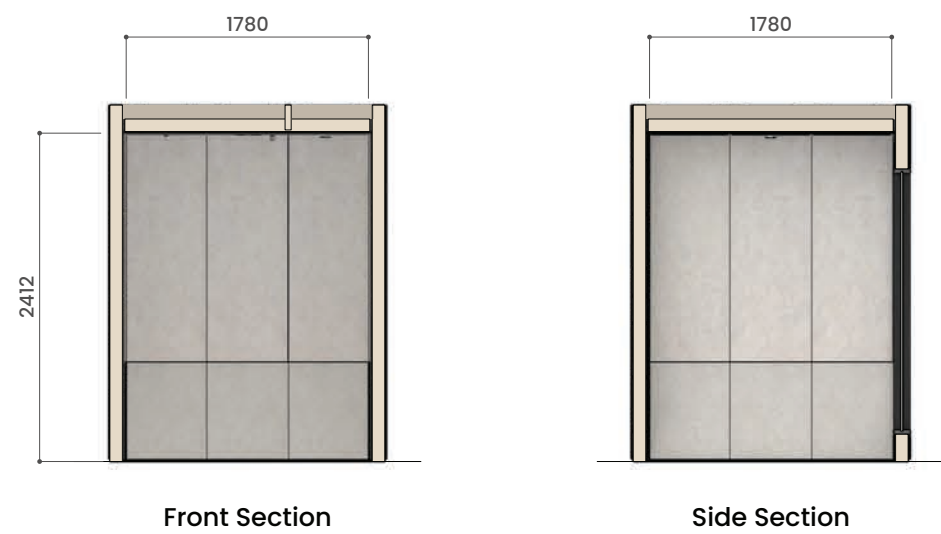
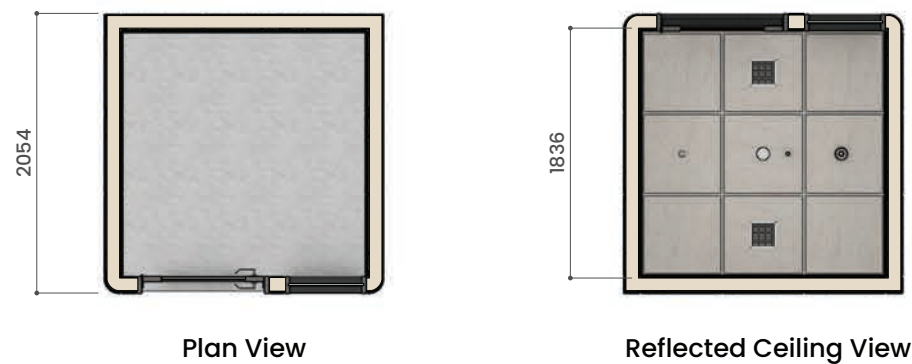
- × Australian Made MyModular MYLEX Modular Softwire Electrical System with Double Clipsal GPO with USB C (min. 1 per room).
- × Recessed LED downlights with adjustable colour temperature and brightness.
- × Quad 240v 140mm Fans (at 2400RPM / 10-16ACH) vented intake.
- × Adjustable PIR occupancy sensor to lights and ventilation.
- × Replaceable fused pluggable terminal.

Plans

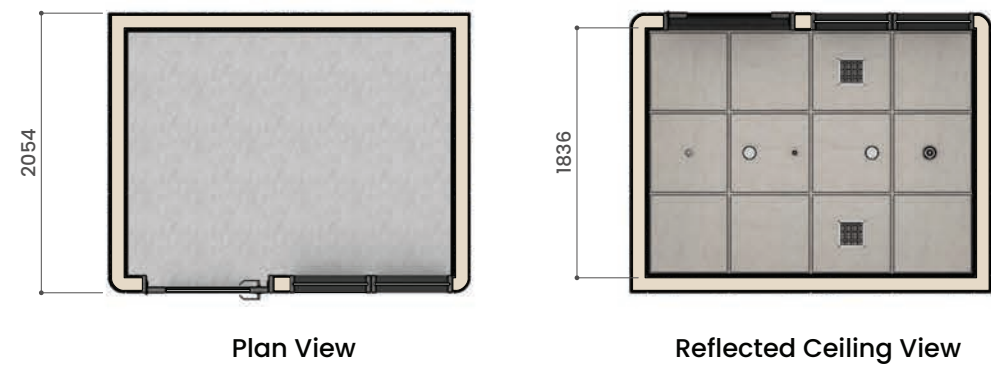
Quiet One



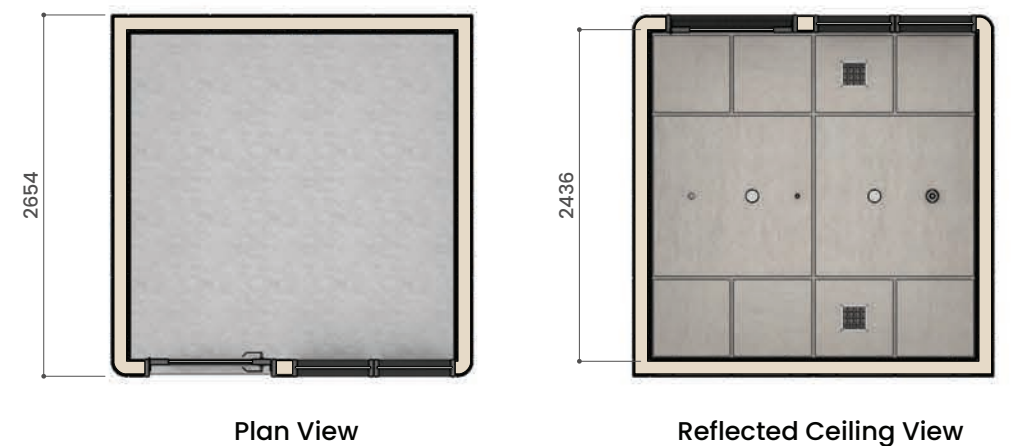
Quiet Two



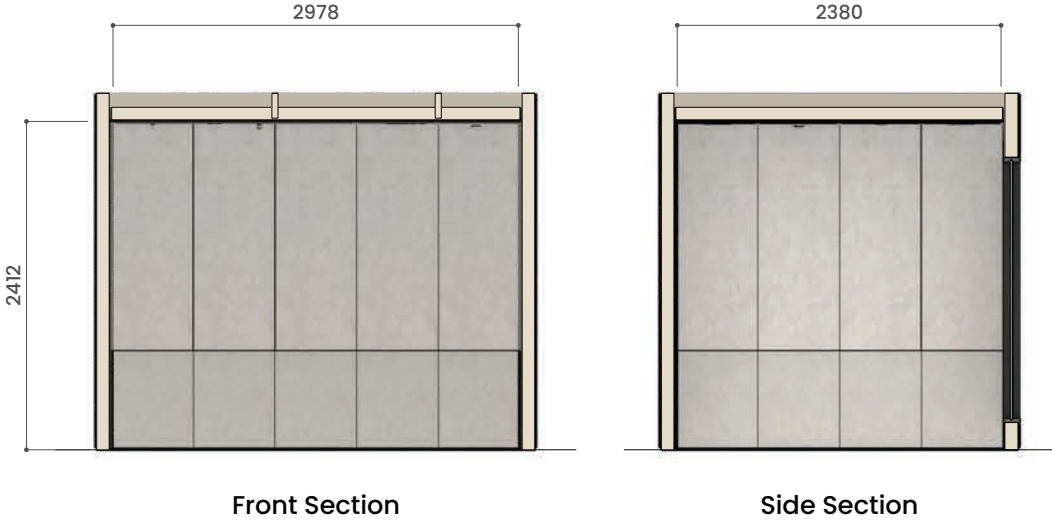
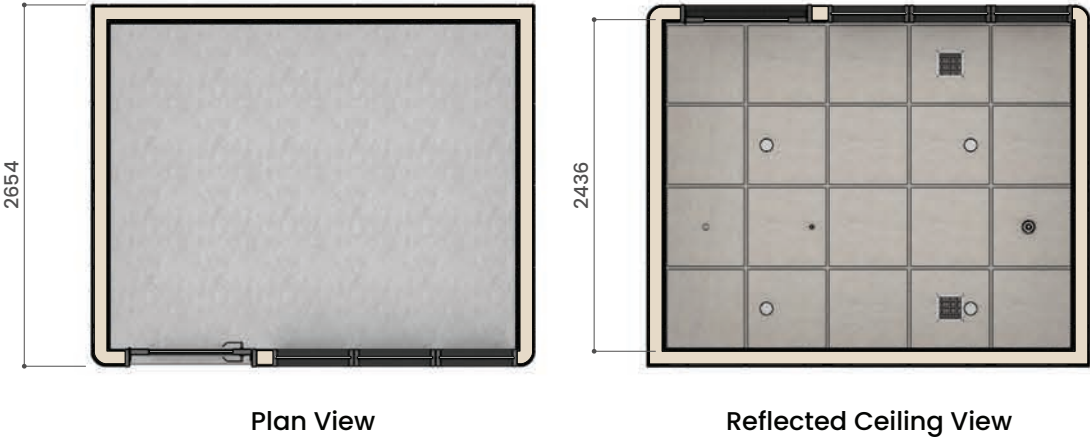
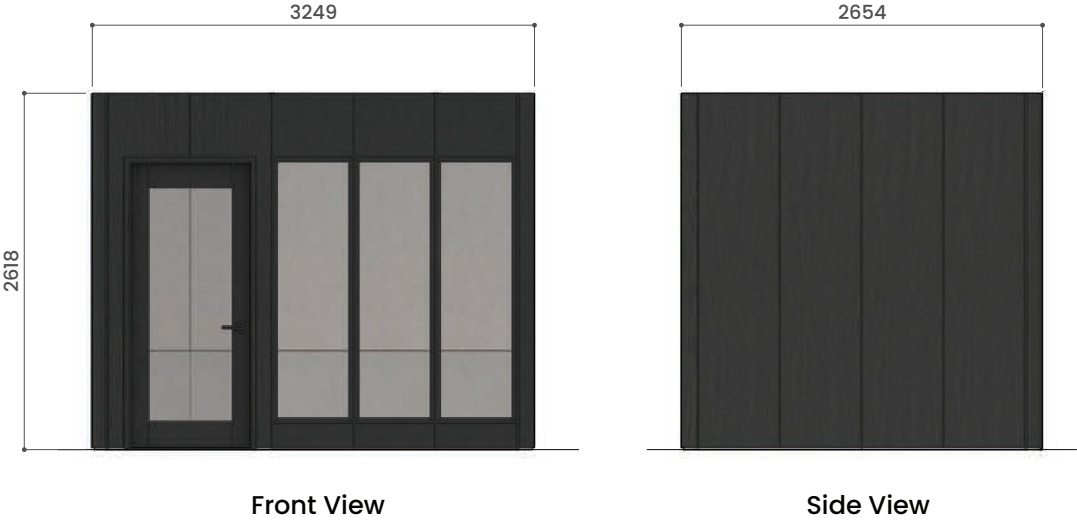
Quiet Three



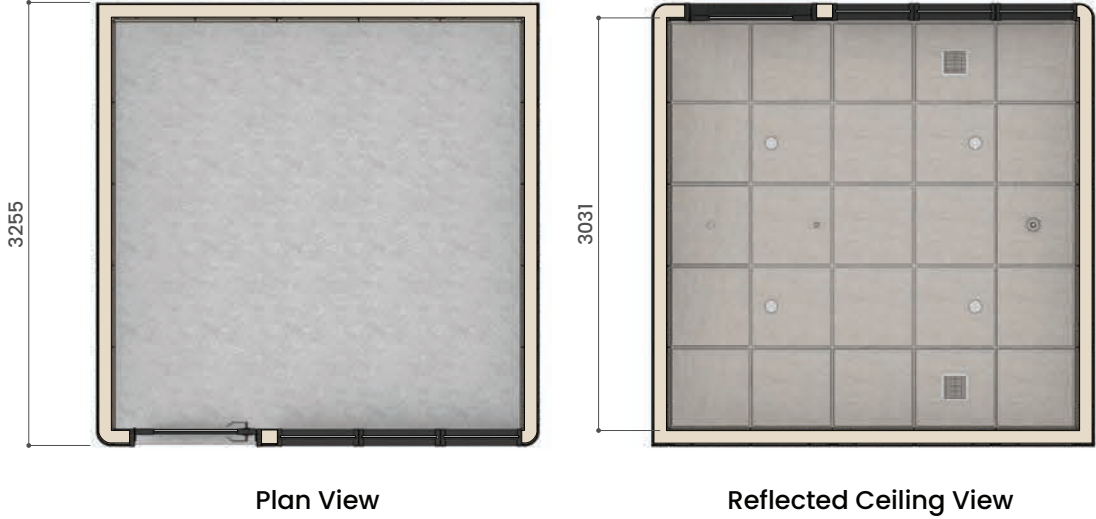
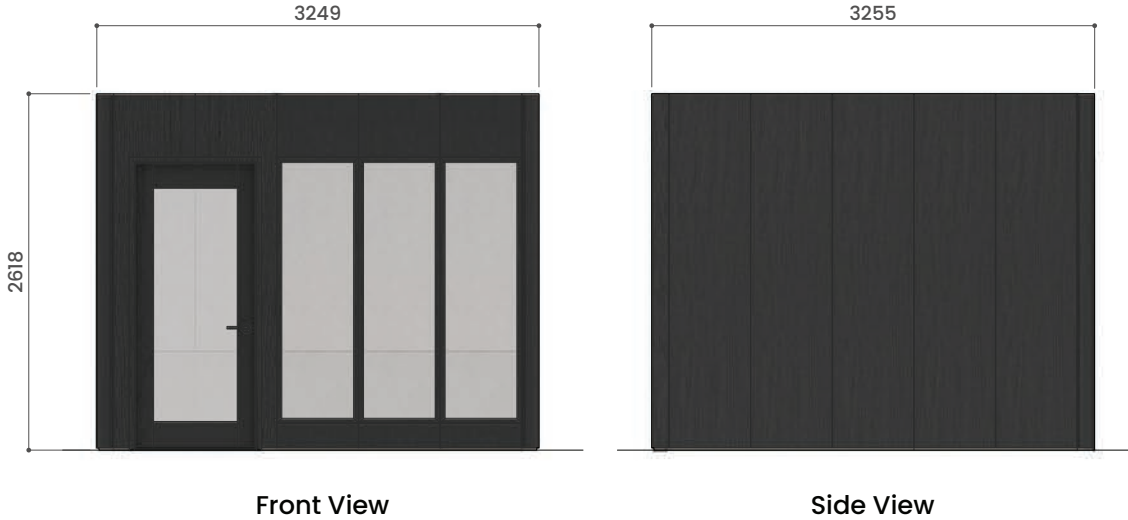
Huddle One



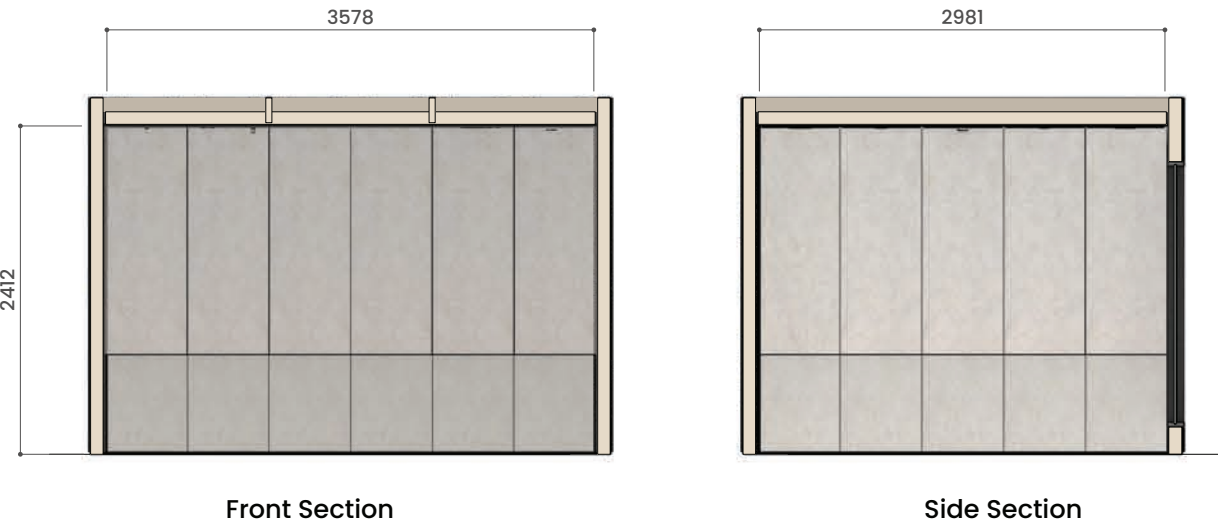
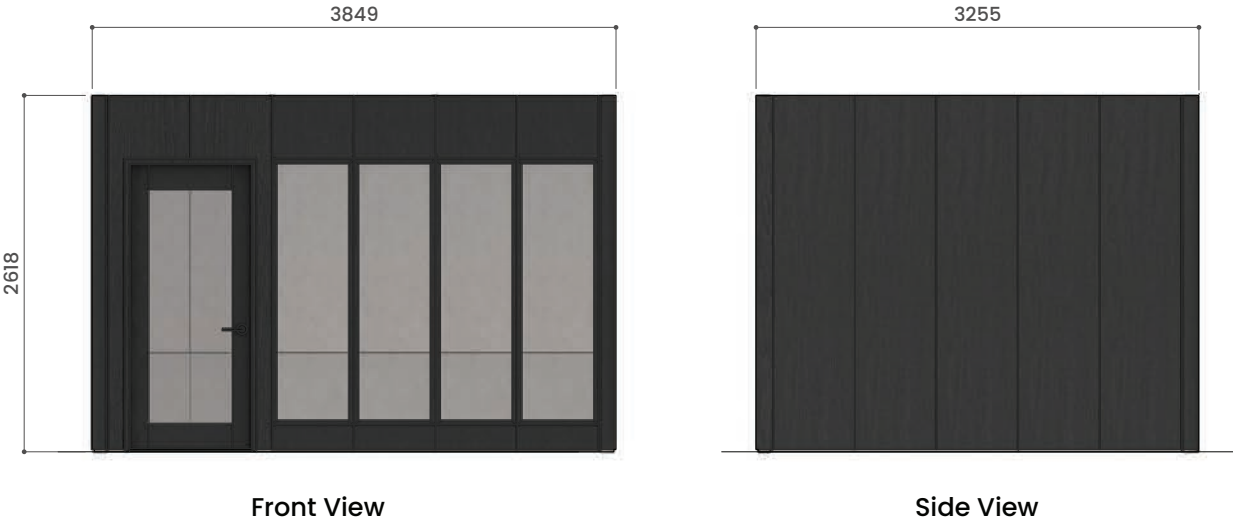
Huddle Two



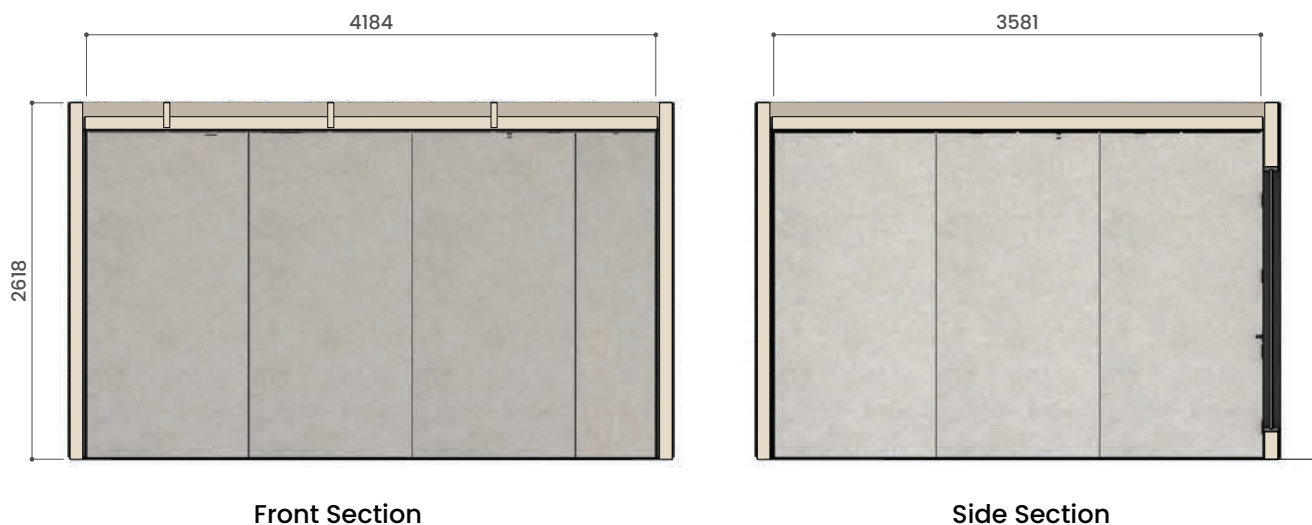
Huddle Three



Share One



Share Two



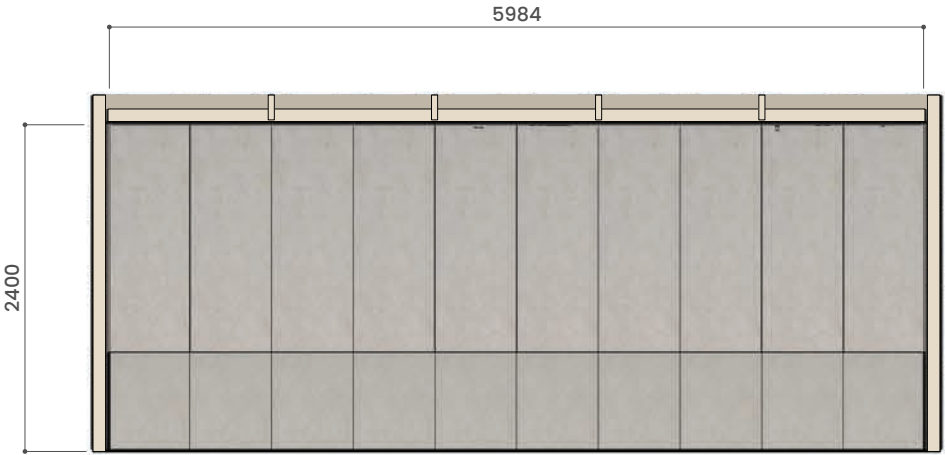
Share Three



Front View



Plan View



Front Section



Reflected Ceiling View

Standard Option

- 1. Decorative melamine panels with a woodgrain finish on the exterior walls.
- 2. Decorative melamine panels with a solid colour on the interior walls.
- 3. PET acoustic panel expressed grid lining system on the ceiling.
- 4. Modular timber glazing.
- 5. Mitered laminate square corners.

Add ons:

- × Integrated whiteboards
- × Curved decorative panels
- × LED strip lighting
- × Carbon Zero Rated PET



Standard Finishes

Exterior Finish - Timber Laminate



Interior Finish - Acoustic PET and/or Timber Laminate



Premium Options

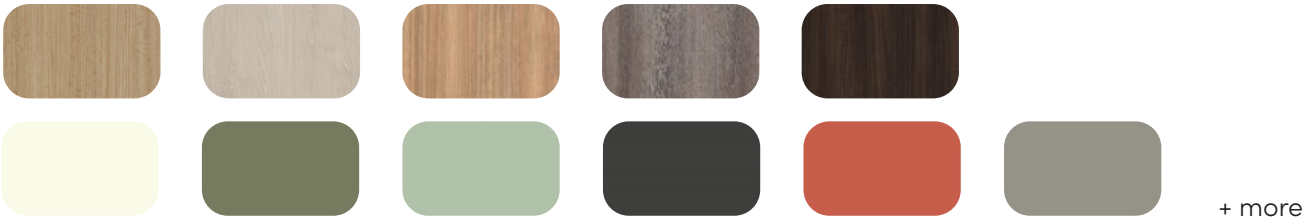
Experience our premium room in room specification. Natural sustainably harvested timber veneers, Carbon Zero Certified Acoustic Panels, Interior Split Datum @ 900mm, wrap-around curved external corner posts, Laminated Acoustic Glazing. STC48 ratings as standard.

- 1. Timber veneer with a clear coat applied to the exterior walls.
- 2. Timber veneer with a horizontal datum & PET acoustic lining on the interior walls.
- 3. PET acoustic panel expressed grid lining system on the ceiling.
- 4. Modular timber glazing.



Premium Finishes

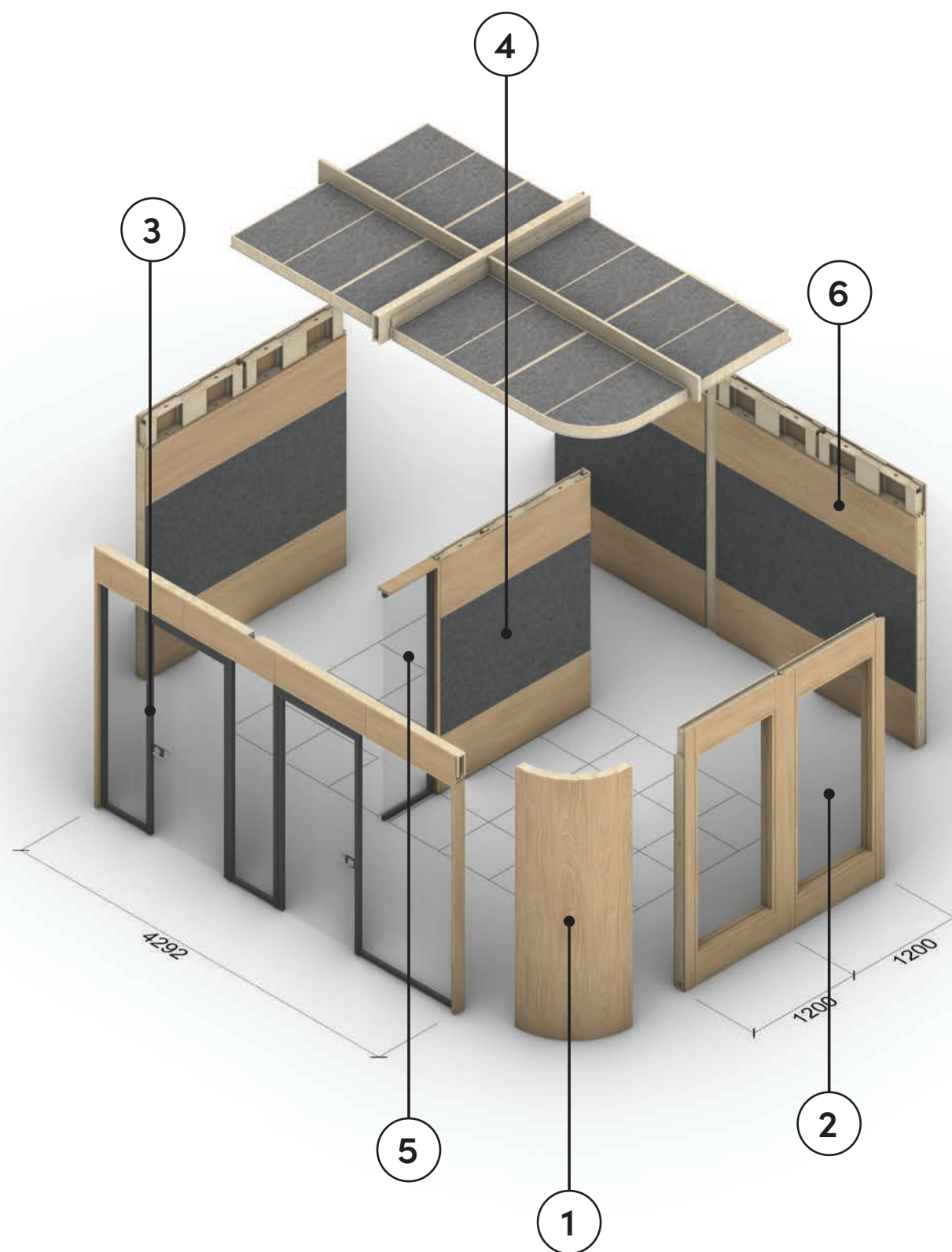
Exterior Finish - Timber Veneer



Interior Finish - Acoustic PET and/or Timber Veneer







Customisation

- 1 Curved Walls Panels**

Options for symmetrical pre-lined curved wall panels that seamlessly integrate into standard XFrame wall panels. Panels supplied pre-lined to one or both sides.

Options for non-linear bespoke curved wall panels to suit site conditions.
- 2 Bespoke timber framed glazing/ joinery**

Choose the lowest emissions glazing option with pre-fixed timber framed laminated glazing available in bespoke sizes on request. Match timber to lining finishes and meet required DDA specifications.
- 3 3rd party aluminium glazing systems**

Integrate industry standard interior glazing systems into the XFrame system to create expansive glazed sections while also achieving the long-term flexibility of the XFrame system.
- 4 Ganged Rooms / Party Walls**

Seamlessly join multiple spaces to save on material and install time costs – and create a cohesive architectural experience. Create provision for mid and end-of-life spatial change with grid-offset and grid reset components.
- 5 Return glazing / cantilevered wall systems.**

Integrate side-light glazing systems to create a greater feeling of openness and transparency. Use the XFrame ceiling system to create overhangs and cantilevers.
- 6 Mixed wall lining systems**

Freely mix rigid, acoustic and productive wall finishes in an endless range of tile sizes. Specify unique datums and panel sizes without compromising the acoustic performance of spaces.



Features and Accessories

White Boards

XFrame’s demountable lining clip system allows pre-finished magnetic ceramic whiteboards to be mounted to any internal wall lining with a near-seamless finish. Full wall or part-wall whiteboards available at the time of purchase, or easily retrofitted post-installation.

Audio Visual

Any XFrame Room-in-Room can have wall mounted AV systems directly mounted to the structural wall frame. Pass-through and conduit solutions are available on request at the time of order. XFrame wall panels will support all typical TV mounting systems.

Power

XFrame rooms come as standard with a soft-wired electrical kit. This includes full GPO pass-through (min. 1x double general purpose outlet in quiet rooms, min. 2x double general purpose outlets in huddle and share rooms). Contact XFrame for alternative power supply configurations.

Ventilation

Rooms can be configured with building integrated ventilation systems for ultimate comfort. If ease of deconstruction at end-of-life is top of mind rooms can also be fitted with self-sufficient ventilations systems that borrow ambient air and recirculate it through the enclosed meeting spaces (performance may be impacted by available ambient fresh air – base-build integration is always recommended).

Lighting

XFrame Room-in-Room systems come with user replaceable 3-pin recessed LED down-lights (quantity of lights subject to room size). Colour temperature of lights can be adjusted as required by end users. Additional wall and ceiling lighting options available on request.



Jointing and Expansion Options

XFrame 'room-in-room' spaces can be deployed in a range of different connected settings – depending on the needs of clients.



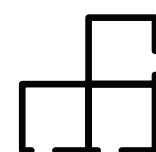
Free-standing/isolated:

A free-standing deployment is the most common use-case for a XFrame Room-in-Room. This is ideal when the space is likely to be moved frequently, when minimal disruption to the base building is required at the time of deconstruction, and/or when there is limited existing full-height base-building elements.



Three-sided:

XFrame spaces are uniquely capable of being abutted to existing base-building façade structures. This allows the transition of natural light into demountable space and a more seamless integrated look-and-feel to demountable spaces. XFrame can connect to almost any type of façade system be it a curtain glazing, partially glazed loadbearing construction, or composite steel and concrete.



Multi-Room:

Multi-room and three-sided XFrame deployments highlight the versatility of the XFrame Room-in-Room offering. Multiple spaces can be efficiently jointed to create spaces that feel permanent and fully integrated into the base architecture – yet while still offering end-of-life deconstruction. Multi-room can be achieved across dozens of rooms, and be configured to wrap around primary structural elements. Contact the XFrame Design Team to learn more.



False Ceiling System

Introducing our new acoustic ceiling detail for our Room-in-Room spaces.

Achieving truly circular, demountable, reconfigurable false ceiling systems, while maintaining high levels of acoustic performance is a difficult task. Ceiling finishes typically become littered with site specific service openings (fire services / security systems / occupancy monitors / air-extraction). Further, false ceilings often require numerous access points to allow maintenance of overhead services which can compromise the visual appearance of demountable spaces.

Our new clip-on grid-based solution addresses these problems and is now available across all XFrame Room-in-Room spaces.

Key features of our new 'X-Grid' ceiling offering:

- × Designed for circularity – adhesive free mounting via our co-designed X-Clip / Ready-Clip system (@DBSORB).
- × Closed-loop end-of-life material pathway via return to manufacturer for reprocessing (facilitated by XFrame and suppliers in New Zealand).
- × Snap-on hardware (no over-head screw fixing required) – assembles in minutes.
- × Tile size flexible on a project-by-project basis (in 600mm increments).
- × Fully customisable edge detailing on a project-by-project basis (edge chamfer / corner radius / shadow gap / panel spacing / panel arrangement).
- × Works with any 12mm PET material (DBSORB / Autex / Woven Image / Acoufelt).
- × Increases the acoustic reverberation performance of spaces by creating a 12mm air-gap behind 90% of the acoustic ceiling covering.
- × Permits every tile to be effortlessly clipped-off without impacting adjacent ceiling covers or services.
- × Self-aligning and tolerant two-layer system improves panel seam alignment / removes time-consuming re-alignment of out-of-square shadow gaps.
- × Reduces construction and life-cycle waste of all ceiling finishes by decreasing the size of each ceiling finishing element on a project.
- × Reduces life-time cost to clients by making ceiling services more easily accessible.
- × Works with MyModular plug & play soft-wiring kits.

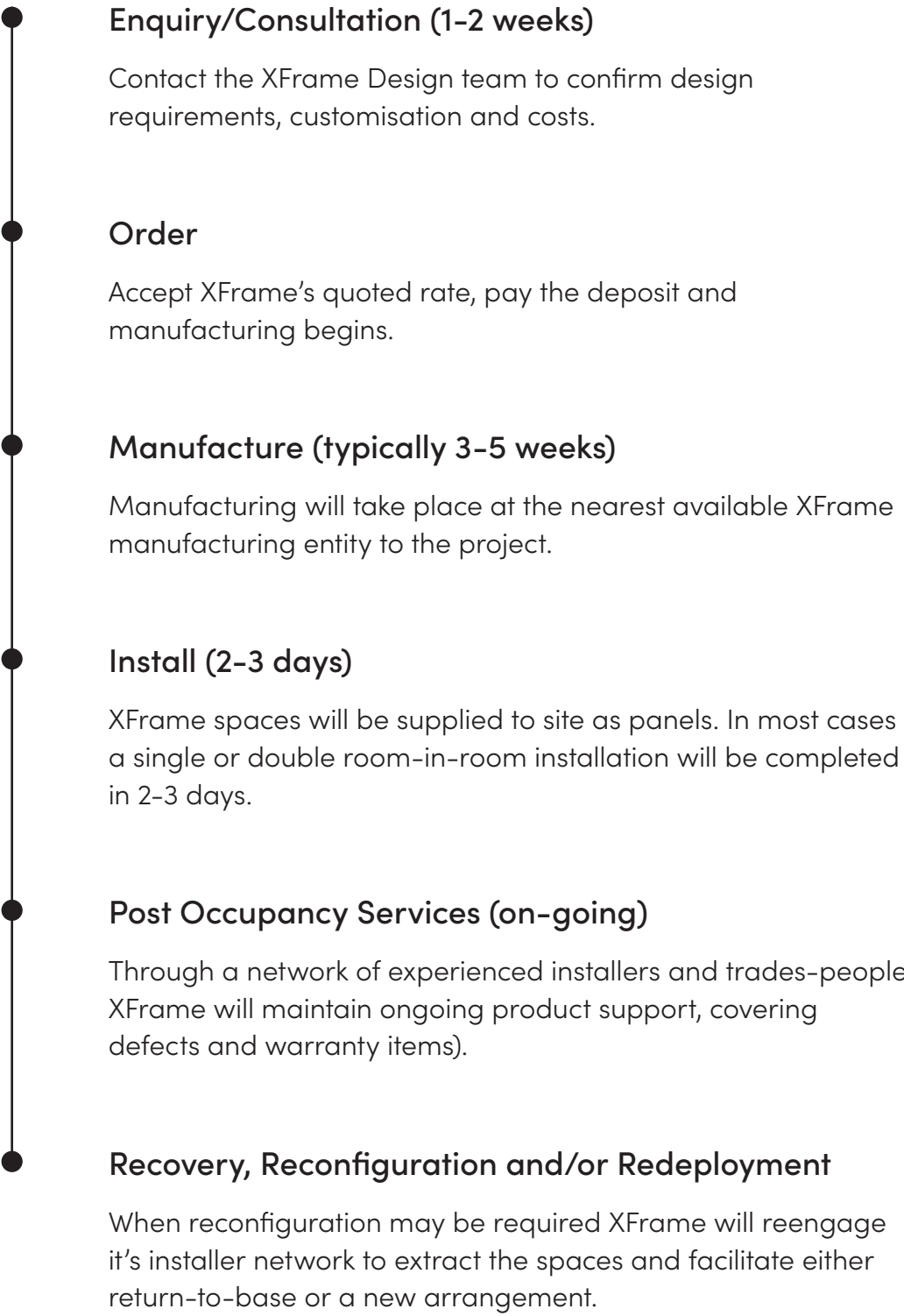


Logistics and Technical Specifications

	Quiet	Huddle	Share
Lead Times (Standard Options)	3-5 Weeks*	3-5 Weeks*	3-5 Weeks*
Lead Times (Bespoke or Extended Options)	5 Weeks	5-8 Weeks	5-8 Weeks
Occupancy Ratings	2-3	2-6	2-12
External Height (Standard)	2650mm		
External Height (Custom)	2400mm to 3300mm (subject to engineering requirements).		
Structural Anchors	1 x 100m M6 Anchor per 1200mm with minimum 40mm embedment.		
Ventilation (building integrated)	Highest performance option (base-building connected ventilation via flexible ducting).		
Ventilation (self-sufficient, integrated).	Inline ventilation system via ceiling mounted fan's borrowing air from surrounding space.		
Imposed Floor Loading	200kg/lm	250kg/lm	300kg/lm
Electrical	AS/NZS 240v certified plug n' play soft-wire electrical system.		
Fire Suppression	Subject to state and national regulatory requirements.		
Install Times	4-8 Hours	8-16 Hours	16-32 Hours

*1 AU/NZ Subject to factory wordloads and specifications.

Lead Time



Accessibility Considerations

- Level Entry**
XFrame Room-in-Room spaces are all level entry – ideally suited to spaces with occupants who have a range of mobility capabilities (retail meeting rooms for banking, insurance, eye-care, medical, and testing).
- Entry Width**
Through our flexible panel design all XFrame spaces maintain a minimum 900mm clear-opening – meeting and exceeding access requirements for interior thresholds. If additional width is required this can be achieved by our oversized 1200mm door system.
- Door Opening Angle**
Our standard 900mm wide door panel integrates 50mm solid jambs to each side, and allows clearance of opening hardware outside of the egress pathway. This ensures full compliance with access requirements for internal thresholds.
- Internal Clearances**
All XFrame spaces have a 20mm (nominal) thick internal wall lining. This thickness should be subtracted from the internal dimensions listed in room size documentation.

Carbon Performance

The XFrame Room-in-Room offering boasts industry leading carbon performance thanks to its local supply chain and extensive use of biogenic rich materials. The below table is a detailed comparison of XFrame’s carbon performance across three standard room sizes, compared to industry standard construction techniques. Emissions for the XFrame spaces are reported by major material groupings and cover lifecycle stages A1-A3.

		XFrame System Emissions (KG CO ₂ e)				Competitors Emissions (Steel Stud with Plasterboard) (KG CO ₂ e)
		Fossil	Biogenic	LULUC	XFrame Total	
Quiet (1.8x1.8)	Frame	211	-279	0.02	31	652
	Linings	283	-561	0.04		
	Glazing	57	0	0.00		
	PET/Insulation	342	-20	0.00		
Huddle (3.0x3.0)	Frame	377	-500	0.04	70	1137
	Linings	462	-917	0.07		
	Glazing	72	0	0.00		
	PET/Insulation	612	-36	0.00		
Share (3.6x4.8)	Frame	520	-690	0.05	129	1572
	Linings	606	-1204	0.09		
	Glazing	102	0	0.00		
	PET/Insulation	844	-50	0.00		

Emissions Calculation Basis

Emissions are based on a plywood sheet to wall area yield area relationship of 1.95m² of XFrame per plywood sheet and assuming a nominal frame-only weight of XFrame of 8.62kg/m². We deduct CNC manufacturing emissions, off-cut (factory waste) emissions, and material utilisation emissions from the baseline emissions profile. These calculations account for energy consumption (grid emissions) subject to the projects manufacturing geography.

Carbon emissions reported refer to (BS) EN 15804 lifecycle stages A1-A3 only. Please note that this carbon information is intended to support specification decision making only. An independent analysis should be undertaken if project carbon performance is required to be formalised.

Reuse emissions assume 15% losses across all categories and are calculated for the total wall area of the project. Reuse emissions do not account for emissions associated with recovery and redeployment labour (in alignment with first life-cycle emission calculations). Emission comparison to steel studs uses EPD data from Table 16 (A1-A3) Product “495” GWP total only and assumes 4.4kg (4x 1m lengths – allowing for blocking) per m² of wall frame (inclusive of 10% losses) resulting in 13.596kg CO2 emitted per m² of wall frame.

Material: Pinus Radiata Plywood (Structural – Untreated) in 12mm, 18mm and 21mm sheet thicknesses (AU / NZ Only). Structural adhesive is type A Bond – Phenol Urea-formaldehyde unless otherwise stated.

Assume 8% losses per sheet (positive emissions).

Assumes 11.25kWh energy consumption per sheet (grid emissions).



Supply Chain Performance

XFrame manufactures all timber frame components in the country of purchase using locally available timber products where possible. XFrame tracks the origin of all wood products used in a project/product.

Region	New Zealand	Austrailia
Material Supply	✕ Structural Plywood (IPL – Greymouth)	✕ Structural Plywood (CHH – Myrtleford, VIC)
	✕ Structural Plywood (CHH – Tokoroa)	✕ Appearance Grade Plywood (Austral – Tennyson, QLD)
	✕ Imported Plywood (Chilean)	✕ Imported Plywood (Chilean)
	✕ Autex Acoustic Panels (Auckland)	✕ Autex Acoustic Panels (Heidelberg West, VIC)
	✕ DBSORB Acoustic Panels (China)	✕ Woven Image Acoustic Panels (Ingleburn, NSW)
	✕ Medium Density Fiberboard (Nelson)	✕ Insulation Blanks (Heidelberg West, VIC)
	✕ Saveboard (Hamilton)	✕ MDF / Laminates (Ballarat VIC, and Gympie QLD)
	✕ Insulation Blanks (Auckland)	
XFrame Manufacturing	✕ Auckland	✕ Adelaide
	✕ Palmerston North	
	✕ Lower Hutt	
	✕ Christchurch	

End-of-Life & Asset Management

End-of-Life

Our products are designed to be easily reconfigured and redeployed to ensure they stay in service for as long as possible. When an XFrame workspace product is no longer fit for purpose the parts can be easily separated, reconfigured and reused. This functionality makes XFrame a Circular Economy workspace furniture solution.

Asset Management

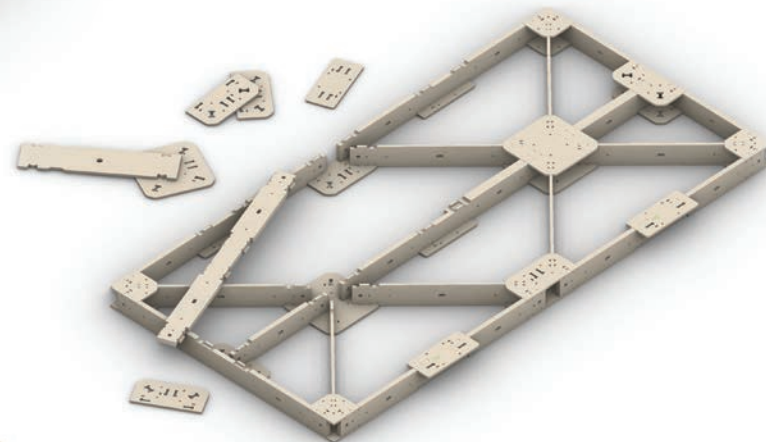
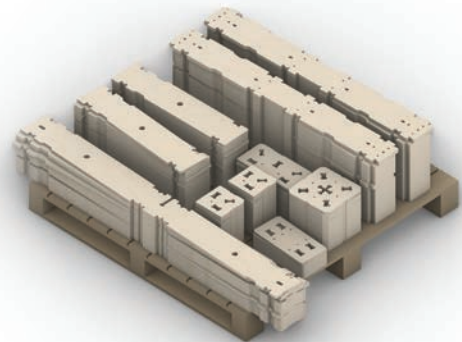
XFrame can provide asset management features to support the long-term tracking / stewardship of significant property assets. Clients can elect to have QR codes added to panels / linings which allow rapid identification of panel types / a pathway for ordering replacements / lodging the procurement history of an item. Clients can also elect to have NFC tags added finishing items on request to supplement / replace QR code markers.

XFrame tracks manufactured items as entries in a project specific database. This information can be supplied to customers to facilitate recovery, storage, and redeployment.

All XFrame spaces are supplied with maintenance guidelines and as-built drawings.

Through XFrames distributed supply chain we can facilitate recovery, temporary off-site storage, and redeployment, or return to base services.

Standardised parts.



Modular panels.



Adaptable spaces.



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