



ASPEN VILLAGE

# BLACK DIAMOND

—  —  
INFORMATION GUIDE

empire | GEOCON

MIN EER 5, LIC 18401809 \*T&C'S APPLY



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# A D V E N T U R E

WELCOME TO AN ALPINE-INSPIRED PRECINCT  
WHERE THE ATMOSPHERE OF THE MOUNTAINS  
MEETS THE BUZZ OF THE CITY.

# L I V E S

BLENDING LUXURY AND NATURE IN EQUAL MEASURE,  
BLACK DIAMOND REPRESENTS A BREATHTAKING NEW  
SUMMIT FOR CONTEMPORARY LIVING.

# H E R E

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## AUSTRALIAN SNOW FIELDS

Black Diamond is less than 2 hours' driving to the Jindabyne and the Perisher snowfields.



## LAKESIDE LIVING

Step outside your door and you'll find the tranquil waters of Lake Tuggeranong, the southside's premier outdoor recreation destination.



## NATURAL RESERVES & NATIONAL PARKS

Standing majestically above Canberra's west, the iconic Brindabellas provide a pristine natural backdrop to Black Diamond.



## SPORT & RECREATION

Stay active and take advantage of a wide range of nearby sport and leisure centres offering endless opportunities to work up a sweat and keep fit.



CAFÉS



BARS



RESTAURANTS



RETAIL



CULTURE & ENTERTAINMENT



HEALTH & RECREATION



SCHOOLS & UNIVERSITIES



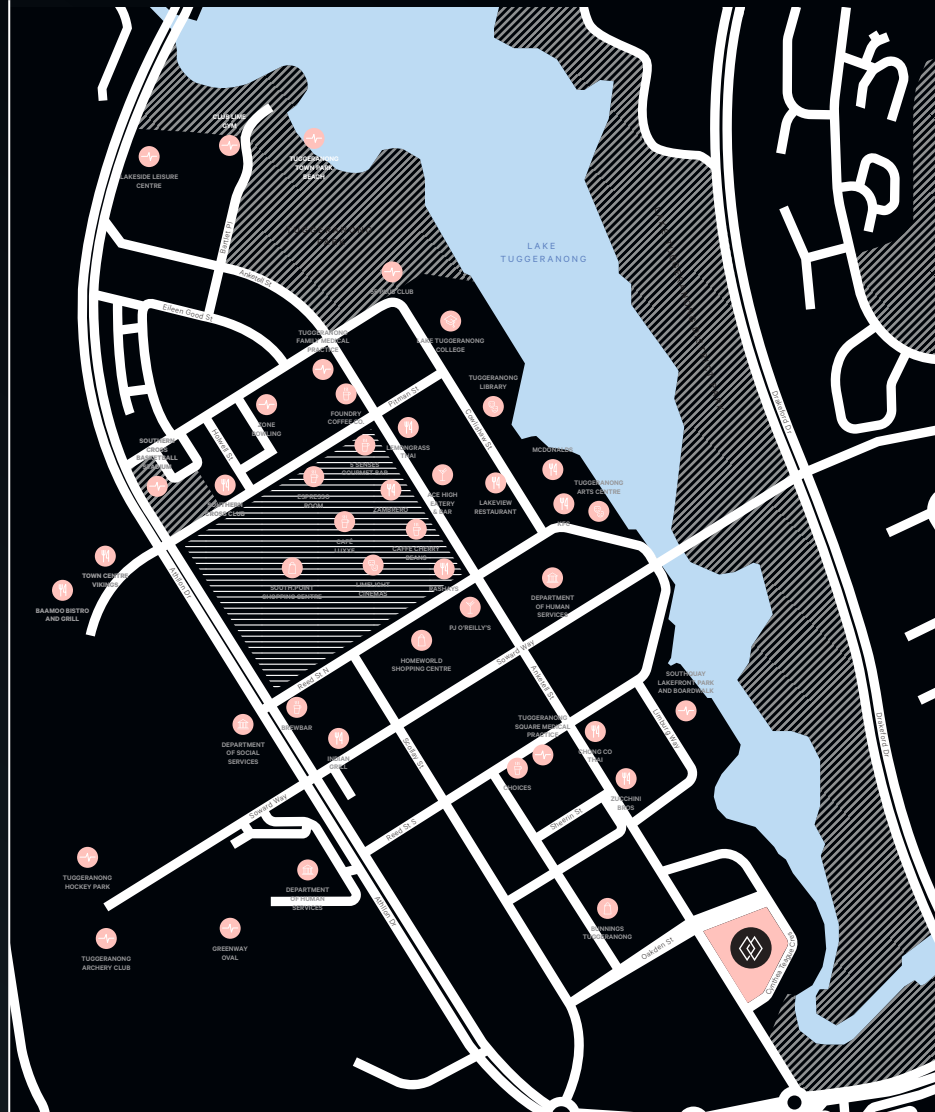
GOVERNMENT DEPARTMENTS

LAKE TUGGERANONG		1min
SOUTH.POINT SHOPPING CENTRE		10mins
NATURE RESERVES		10mins
CANBERRA INTERNATIONAL & DOMESTIC AIRPORT		15mins
CANBERRA CITY		20mins
SNOWFIELDS		105mins
SOUTH COAST		120mins
SYDNEY CITY		210mins
MELBOURNE CITY		450mins

# CLOSE TO NATURE. CLOSE TO EVERYTHING.

WHATEVER YOU NEED. WHENEVER YOU NEED IT.

NESTLED ON CANBERRA'S EMERGING SOUTHERN FRINGE, BLACK DIAMOND CONNECTS YOU TO EVERY MODERN AMENITY, INCLUDING THE RETAIL AND TRANSPORT HUBS OF NEARBY TUGGERANONG TOWN CENTRE AND BEYOND.







# THE PEAK OF LUXURY

BLACK DIAMOND DELIVERS A UNIQUE INTERSECTION OF MODERN LUXURY LIVING ON CANBERRA'S UNSPOILT NATURAL FRINGE. VENTURE OUT TO EXPERIENCE A WORLD OF OUTDOOR ADVENTURE ON YOUR DOORSTEP OR RELAX IN THE SOPHISTICATED ALPINE TRANQUILLITY OF HOME.

## 1, 2 & 3 BEDROOM APARTMENTS

Light-filled, boasting high-end finishes and spacious storage solutions.

## EXCLUSIVE RESIDENT AMENITIES



Rooftop common area



Infinity pool



Spa & Sauna



Chef's kitchen

89 APARTMENTS // 5 STOREYS // ACCESS TO EXCLUSIVE RESIDENT AMENITIES

# A BREATHTAKING NEW SUMMIT FOR CONTEMPORARY LIVING



## A CAPTIVATING NEW

### LOCALE

Black Diamond is moment's from the bustling town centre of Tuggeranong.

## A SPACE FOR

### SERIOUS PLAY

A modern urban lifestyle, nestled between the buzz of the city and the serenity of the Brindabellas.

## FLEXIBLE FOR LIFE'S

### CHANGES

A range of 1, 2 & 3 bedroom apartments with a rich array of amenities right on your doorstep.



#### CHEF'S KITCHEN & DINING

From casual lunches to private dinners, the chef's kitchen offers the perfect setting for any occasion. Catering for up to 12 guests, the dining space is available to book exclusively for private events.



#### ROOFTOP ENTERTAINING

Enjoy all year-round entertaining on 2002m2 of rooftop amenity featuring infinity pool, spa and BBQ area.



#### LIFE ON YOUR DOORSTEP

Whether you're spending your weekends at home or venturing out on your next adventure, Black Diamond is mere minutes from Canberra's CBD and the International Airport.





# INCLUSIONS

## EXPERTS IN MODERN LIVING.

Home isn't just the space you live in, it's your surroundings, the lifestyle you enjoy and the people you love.

We're committed to delivering the best product and service we can, every time. That means always going above and beyond your expectations, where extraordinary becomes the normality.

## STANDARD FEATURES & INCLUSIONS

### FLOORPLAN ATTRIBUTES

- Durable and stylish finishes
- Energy efficient LED lighting throughout
- Reverse cycle air conditioning
- Spacious balconies to each apartment
- Floorplans maximising sunlight
- Individual and secure storage cages

### KITCHEN

- Stone benchtops
- Blanco appliances including electric oven, ceramic cooktop and slideout ducted rangehood

### BATHROOM & ENSUITE

- Full height tiling to most apartments
- Semi-frameless shower screen
- Custom vanity and joinery

### LAUNDRY

- Dryer to every laundry
- Practical storage solutions



# SAMPLE FLOOR PLANS

ONE BEDROOM



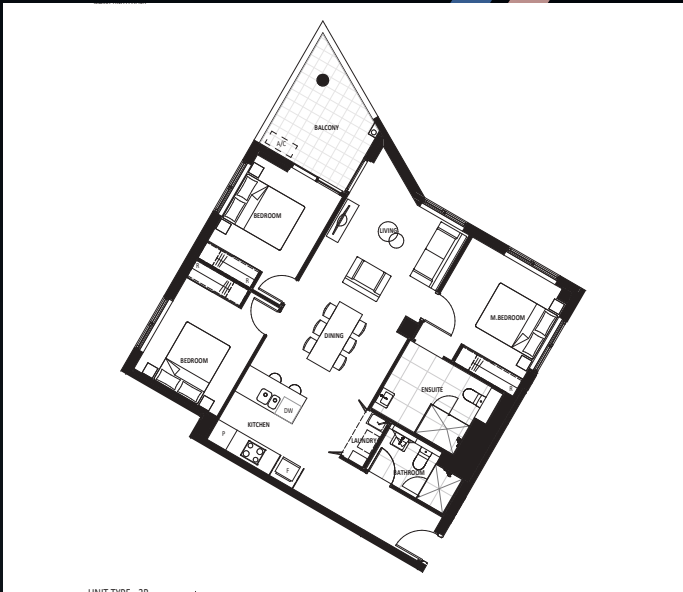
TWO BEDROOM



TWO BEDROOM + ENSUITE



THREE BEDROOM





ASPEN VILLAGE

# BLACK DIAMOND

Empire Global brings over 20 years of experience in building and construction combined with a strong focus on sustainability.

With a passion for delivering exceptional design they enjoy strong partnerships with many leading Australian contemporary architects, engineers and interior designers. They always seek to develop and operate properties in ways that reduce adverse impacts on the environment by minimising resource use, pollution and waste.

Geocon is Canberra's largest integrated powerhouse property enterprise with extensive capabilities across development, construction, hospitality management and investment.

Geocon's hallmark is architecturally stunning buildings that truly deliver a new standard of contemporary living, powered by worldclass innovation and refreshingly accessible pricing that redefines urban living for the Canberrans of today and tomorrow.

[blackdiamond.geocon.com.au](https://blackdiamond.geocon.com.au)

empire | GEOCON

Disclaimer BLACK DIAMOND ('the Development'): The information, images and plans representing the Development in this brochure are for illustration only and are subject to change. Please contact 1300 97 97 57 for the most up-to-date plans before entering into any contract for sale. Illustrations and plans are the designer's impressions only and may not be an accurate representation of the development, or be to scale. Purchasers should rely on their own enquiries and information in their contract for sale before making any commitments. This brochure does not constitute an offer or contract. License No. 18401809. Min EER 5. Last updated January 2023. Display photos used.



## CERTIFICATE OF COMPLIANCE

### INSTALLATION OF CLADDING & EXTERNAL SARKING

To GEOCON,

ABS Façade has installed all materials associated with the cladding and sarking scope of works for the Aspen Building D (26 Cynthea Teague Crescent, Greenway, ACT 2900) in accordance with approved shop drawings and performance specifications outlined below:

Measure and/or System	Standard of Performance
External Wall Sarking Solitex Extasana R0.3	<ul style="list-style-type: none"><li>- Part J1 of the BCA 2019 AMENDMENT 1</li><li>- BCA Clause C1.9 (thickness of less than 1mm and a flammability index of less than 5)</li><li>- BCA2019 Amendment 1 Clause F1.6 &amp; F6.2</li><li>- AS4200.1 and AS4200.2</li><li>- Vapour permeable sarking has been selected and installed in accordance with the requirements of the approved JV3 report / Energy Efficiency Compliance Report (for all commercial parts of the building) prepared by ADP Consulting, and the Façade Industries Calculation Report.</li><li>- Sarking been selected and installed in accordance with the requirements of the approved Energy Efficiency Reports (EER) (for apartments) prepared by Sulaiman Akbari.</li><li>- The installation has been undertaken in accordance with all manufacturers recommendations</li></ul>
Cladding – InterloQ160  Gal angle (smoke seal) installed at Level 11 and Level 12 slab edge.  Slab Edge Treatment – 3m All weather Tape 8067, Paroc Rockwool 450 80kg	<ul style="list-style-type: none"><li>- BCA 2019 AMENDMENT 1 Clause C1.9 ('non-combustable' in accordance with AS 1530.1:1994</li><li>- Lit Consulting fire engineering report ACT19002 FER R1.2</li><li>- The cladding material has been installed in accordance with all manufacturers requirements (fixings, framing &amp; sarking</li><li>- Requirements of the Façade Consultants Report (Façade Industries)</li><li>- Slab Edge treatments in accordance with the approved shop drawings and engineers specifications.</li><li>- AS1530.1:1994</li></ul>

Sincerely,

Jack Vanderglas

Director



International Commercial Glazing supplier & installer since 2017 – successfully completed their one glazing including curtain wall.

International Façade supplier & installer since 2011

Date: 06/05/2022

## INSTALLATION CERTIFICATE

### INSTALLATION OF EXTERNAL GLAZING

To Whom It May Concern,

ABS Façade has installed all materials associated with the external glazing scope of works for the Aspen Building D (26 Cynthea Teague Crescent, Greenway, ACT 2900) project in accordance with approved shop drawings and performance specifications outlined below:

Measure and/or System	Standard of Performance
Structural Sufficiency (Design & Install)	<ul style="list-style-type: none"><li>- Australian Standards</li><li>- Glazing engineering provided by Façade Industries</li></ul>
Glazing	<ul style="list-style-type: none"><li>- Clause B1.4 (h) of the BCA 2019 Amendment 1</li><li>- Part J1 of the BCA 2019 AMENDMENT 1:</li><li>- AS2047-2014</li><li>- AS1288 – 2006;</li><li>- Glazing has been selected and installed in accordance with the requirements of the approved JV3 report/Energy Efficiency Compliance Report (for all commercial parts of the building) prepared by (ADP Consulting : Engineering))</li><li>- Glazing has been selected and installed in accordance with the requirements of the approved Energy Efficiency Reports (EER) (for apartments) prepare by (Sulaiman Akbari)</li><li>- Water Testing of the façade system, including junctions to precast concrete, has been undertaken and no breaches of the façade were detected.</li><li>- A smoke seal has been provided and compressed mineral fibre 'rockwool' has been tightly packed into the slab junctions.</li></ul>

Sincerely,

Jack Vanderglas

Director



Iterational Commercial Glazing supplier & installer since 2017 – successfully completed teir one glazing including curtain wall.

International Façade supplier & installer since 2011

Date: 06/05/2022

## CERTIFICATE OF COMPLIANCE

### INSTALLATION OF INSULATION

To GEOCON,

ABS Façade has installed all materials associated with the external insulation scope of works for the Aspen Building D (26 Cynthea Teague Crescent, Greenway, ACT 2900) in accordance with approved shop drawings and performance specifications outlined below:

Measure and/or System	Standard of Performance
External Wall Insulation -	<ul style="list-style-type: none"><li>- Part J1 of the BCA 2019 AMENDMENT 1</li><li>- BCA AMENDMENT 1 Clause C1.9 ('non-combustable' in accordance with AS1530.1 - 1994</li><li>- AS 4859.1 and AS 3999-2015</li><li>- Insulation has an 'R-Value' of (R2.0) and has been selected and installed in accordance with the requirements of the approved JV3 report/Energy Efficiency Compliance Report for all commercial parts of the building prepared by ADP Consulting Engineering.</li><li>- In accordance with LIT Consulting Fire Engineering Report ACT19002 FER R1.2</li><li>- The installation has been undertaken in accordance with all manufacturers recommendations.</li><li>- Insulation has an 'R-Value' of R2.0 and has been selected and installed in accordance with the requirements of the approved Energy Efficiency Reports (EER) (for apartments) as prepared by Sulaiman Akbari.</li></ul>

Sincerely,

Jack Vanderglas

Director



International Commercial Glazing supplier & installer since 2017 – successfully completed their one glazing including curtain wall.

International Façade supplier & installer since 2011

Date: 06/05/2022



## CERTIFICATE OF COMPLIANCE

### INSTALLATION OF GLAZED BALUSTRADE

To GEOCON,

ABS Façade has installed all materials associated with the glazed balustrade scope of works for the Aspen Building D (26 Cynthia Teague Crescent, Greenway, ACT 2900) project in accordance with approved shop drawings and specifications outlined below:

Measure and/or System	Standard of Performance
Glazed Balustrade	<ul style="list-style-type: none"><li>- Clause B1.4 of the BCA 2019 AMENDMENT 1</li><li>- Clause D2.16 and table D2.16(a) of the BCA 2019 AMENDMENT 1</li><li>- The balustrade is a minimum 1m high above the finished floor surface</li><li>- No openings within the balustrade will allow a 125mm sphere to pass through</li><li>- There are no elements that facilitate climbing between 150mm and 760mm high</li><li>- AS 1288 – 2006 (Glass)</li><li>- AS 2208 – 1996</li><li>- AS 1664 – 1997 (Aluminium)</li><li>- AS 4100 – 1998 (Steel)</li><li>- AS 1170.0 – 2002</li><li>- AS 1170.1 – 2002</li><li>- AS 1170.2 - 2011</li></ul>

Sincerely,

Jack Vanderglas

Director



International Commercial Glazing supplier & installer since 2017 – successfully completed their one glazing including curtain wall.

International Façade supplier & installer since 2011

Date: 06/05/2022

## CERTIFICATE OF COMPLIANCE

### INSTALLATION OF POOL FENCE

To GEOCON,

ABS Façade has installed all materials associated with the pool fence scope of works for the Aspen Building D (26 Cynthea Teague Crescent, Greenway, ACT 2900) project in accordance with approved shop drawings and specifications outlined below:

Measure and/or System	Standard of Performance
Pool Fence and Gate	<ul style="list-style-type: none"><li>- AS 1926.1 – 2012</li><li>- AS 1926.2 – 2007</li><li>- The pool gate has been commissioned and returns to the closed position when opened.</li><li>- Minimum 1200mm high from FFL with no climbable elements.</li></ul>

Sincerely,

Jack Vanderglas

Director



Interational Commercial Glazing supplier & installer since 2017 – successfully completed teir one glazing including curtain wall.

International Façade supplier & installer since 2011

Date: 06/05/2022

## INSTALLATION CERTIFICATE

### INSTALLATION OF SOFFIT CLADDING

To Whom It May Concern,

ABS Façade has installed all materials associated with colonnade soffit cladding scope of works for the Aspen Building D (26 Cynthea Teague Crescent, Greenway, ACT 2900) project in accordance with approved shop drawings and performance specifications outlined below:

Measure and/or System	Standard of Performance
Structural Sufficiency (Design & Install)	<ul style="list-style-type: none"><li>- Australian Standards</li><li>- Structural engineering provided by Nashco.</li></ul>
<p>Suspended ceiling frame – 1.15BMT lightweight steel frame.</p> <p>Insulation – R2.0 Pink batts and Kingspan K10 G2 45mm R2.05 Rigid Insulation</p> <p>Aluminium RHS feature battens</p>	<ul style="list-style-type: none"><li>- Part J1 of the BCA 2019 AMENDMENT 1:</li><li>- Part B of the BCA 2019 AMENDMENT 1:</li><li>- Insulation has an 'R-Value of (R2.0) and has been selected and installed in accordance with the requirements of the approved JV3 report/Energy Efficiency Compliance Report for all commercial parts of the building prepared by ADP Consulting Engineering:</li><li>- Ceiling framing installed according to all shop drawings and manufacturer's specifications.</li></ul>

Sincerely,

Jack Vanderglas

Director



International Commercial Glazing supplier & installer since 2017 – successfully completed their one glazing including curtain wall.

International Façade supplier & installer since 2011

Date: 06/05/2022



# MATERIAL SAFETY DATA SHEET

Date of Issue: 01.03.2016

## FBS-1 GLASSWOOL BIO-SOLUBLE INSULATION®

### Section 1: Identification of the material and supplier

Product Name:	FBS-1 Glass Wool Bio-Soluble Insulation®	
Other Names:	Pink Batts® Insulation Pink® Soundbreak™ Acoustic Insulation Pink® Building Blanket Pink® Partition 11 Pink® Partition 14 Pink® Partition 24 Pink® Partition 32 Pink® Partition 96	Pink® Partition 168 Roofstop® Building Blanket Ductflex® Flexible Ductwork Insulation Semi-Rigid Rolls and Sheets Rigid Glasswool Sheets Acoustic Blanket High Density Equipment Insulation (HDEI) High Temp Insulation
	Note: this MSDS is applicable to the glasswool component of Fletcher Insulation glasswool composites such as Permastop® Building Blanket. However, users must also refer to the MSDS relating to various other elements the product comprises of. In the case of Permastop® Building Blanket, the user should refer to Fletcher Insulation's Sisalation® MSDS available for download via <a href="http://www.insulation.com.au">www.insulation.com.au</a>	
Recommended Use:	Thermal and acoustic insulation including energy conservation. Used in homes, public and commercial buildings, warehouses, industrial and petrochemical plants, motor vehicles, ships, public transport, power stations and white goods.	
Supplier:	Fletcher Insulation	
Address:	600 Woodstock Ave, Rooty Hill NSW 2766	
Telephone:	1300 654 444	
Facsimile:	+61 2 9764 3175	
Emergency Contact:	+61 2 9752 9200	
Website:	<a href="http://www.insulation.com.au">www.insulation.com.au</a>	
Important Notice:	This Material Safety Data Sheet (MSDS) is issued by the Supplier in accordance with the Code and guidelines from the Australian Safety and Compensation Council (ASCC, formerly National Occupational Health and Safety Commission-NOHSC). The information in it must not be altered, deleted or added to. The Supplier will not accept any responsibility for any changes made to its MSDS by any other person or organisation. The Supplier will issue a new MSDS when there is a change in product specifications and/or ASCC standards, guidelines or regulations.	

### Section 2: Hazards identification

Statement of Hazardous Nature: Classified as Non Hazardous according to the criteria of the Australian Safety and Compensation Council ASCC (formerly NOHSC). Approved Criteria For Classifying Hazardous Substances [NOHSC: 1008] 3rd Edition. FBS-1 Glass Wool Bio-Soluble Insulation® is classified as Non-Dangerous Goods according to the Australian Code for the Transport of Dangerous Goods by Road and Rail.

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**Insulation**  
**Building Better, Together.**

Page 1

### Section 3: Composition/information on ingredients

Chemical Name	Proportion	CAS Number
Fiberised bio-soluble glass	>85%	
Heat cured resin	<15%	25104-55-6
Mineral oil (solvent refined)	<2%	

Other properties: The fibres and particles are amorphous (non-crystalline). The resin and solvent refined mineral oils bind the fibres and particles together and minimise the release of dusts. The heat cured resin is stable and will remain intact for the life of the product under normal atmospheric conditions. Low Allergen content with the ability to moderate temperature changes.

### Section 4: First aid measures

Swallowed:	Rinse the lips and mouth with water, give water to drink, and seek medical attention.
Eye:	Flush with copious amounts of water. if symptoms persist seek medical attention.
Skin:	Sluice with water and, if itching persists, seek medical attention.
Inhaled:	Remove to fresh air. if symptoms persist seek medical attention.
Notes to Doctor:	This product can be slightly irritant to the skin, but is not known to produce any chronic health effects. Treatment should be directed toward the source of irritation with symptomatic treatment as necessary. Any other symptoms and signs of ill-health are likely to be due to other causes.

### Section 5: Fire Fighting measures

Specific Hazards:	Non-flammable. FBS-1 Glass Wool Bio-Soluble Insulation® is non-flammable, but the plastic wrapping, resin binder, and some facings (eg vinyl tissue) may decompose, smoulder or burn in a fire or when heated above 300°C. FBS-1 Glass Wool Bio-Soluble Insulation® has a 0,0,0,0-1 fire rating when subjected to early fire hazard tests in accordance with the Australian Standard - AS1530 Part 3-1999.
Extinguishing Media:	Use waterfog to cool intact containers and nearby storage areas.
Fire Fighting Procedures:	If product is present in a fire, toxic gases may be evolved. Evacuate area and contact emergency services. Remain upwind and notify those downwind of hazard. Wear full protective equipment including Self Contained Breathing Apparatus (SCBA) when combating fire.
Hazardous Decomposition Products:	Resin binders and facings may decompose, smoulder or burn in fire situation or if heated over 300°C.

### Section 6: Accidental release measures

Spills:	If product is torn or loose, reseal and minimise fibre release. Personnel directly involved in clean up should wear personal protective equipment as described in section 8 to prevent skin and eye irritation. Clean area so as to avoid dispersion of any irritant fibres using wet sweep methods or approved micro-filter equipped vacuum cleaner. Reuse where possible or place in a sealable plastic bag for disposal according to local authority guidelines.
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### Section 7: Handling and storage

Handling:	Handling, installing or removing the product may result in some dust and airborne fibre; minimise eye or skin contact and inhalation during handling, installation and removal. Observe good personal hygiene including washing hands before eating. Remove protective equipment before entering eating areas. FBS-1 Glass Wool Bio-Soluble Insulation®, once installed, does not release dust or fibres, and does not cause any health effects.
Storage:	Store in sealed container in cool, dry area, removed from foodstuffs. Ensure packages are adequately labelled, protected from physical damage, and sealed when not in use. Avoid packaging being stored under UV light (direct sunlight) for long periods.
Incompatibilities:	None

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**Insulation**  
Building Better, Together.

## Section 8: Exposure controls/personal protection

Exposure Standards:	National Occupational Exposure Standard (NES) Australian Safety and Compensation Council, ASCC (formerly NOHSC): None allocated for this product, but for airborne respirable fibres 0.5f/ml time-weighted average (TWA) standard is recommended and a standard of 2.0 mg/cubic metre time-weighted average (TWA) for non-respirable fibres (inspirable dusts). ASCC standards provide that all exposures should be kept as low as practicable. Total dust (of any type, or particle size): 10 mg/m3 TWA.
Engineering Controls, Ventilation:	During most applications and installation of this product, no special ventilation will be required. However, if dusty, or in poorly ventilated areas, or during the first heat-up cycle in high-temperature installations, local exhaust ventilation should be considered. Work practices should aim to minimise the release of, and exposure to, fibres and/or dust. Hand tools generate the least amount of dust and fibres. If power tools are used directly on the product appropriate dust collection systems are recommended. Work areas should be cleaned regularly and vacuuming or wet sweeping is recommended.
<b>Personal Protection</b>	
Skin Protection:	Direct skin contact can be minimised by wearing long sleeved shirts and long trousers, a cap or hat, and standard duty gloves conforming to Australian Standard AS 2161. Work clothes should be washed regularly and separately from other clothes.
Eye Protection:	When handling FBS-1 Glass Wool Bio-Soluble Insulation®, particularly handling it overhead or in enclosed or poorly ventilated areas such as ceiling spaces or risers, eye contact with dust or fibre can be avoided by wearing ventilated non-fogging dust resistant goggles conforming to Australian and New Zealand Standards AS/NZS 1336.
Respiratory Protection:	When handling FBS-1 Glass Wool Bio-Soluble Insulation®, particularly during work in enclosed or poorly ventilated areas, an approved particulate respirator conforming to Australian and New Zealand Standards AS/NZS 1715 and 1716 is recommended. Use only respirators that bear the Australian Standards mark and are fitted and maintained correctly, and kept in clean storage when not in use.
Personal Hygiene:	Washing of exposed skin with soap and water at the end of a shift or as required is recommended.

## Section 9: Physical and chemical properties

Appearance:	A matt of pink fibrous material resembling wool. It is supplied in different shapes and sizes, packaged in plastic or cardboard boxes. It may be rigid or flexible; and facings such as aluminium foil, vinyl, and synthetic tissues applied to meet specific purposes.
Odour:	Slight amine odour
pH:	Not applicable
Boiling Point:	Not applicable
Melting Point:	>704°C
Vapour Pressure:	Not applicable
Specific Gravity (H2O = 1):	Variable
Solubility in Water:	insoluble
Evaporation Rate:	Not applicable
Vapour Density:	Not applicable
Percent Volatiles:	Very low; <1%
Flash Point:	Not applicable
Decomposition Temperature:	> 300°C
Lower/Upper Explosive Limits (LEL/UEL):	Not applicable

## Section 10: Stability and reactivity

Chemical Stability:	No reported incompatibilities, however resin binders may be attacked by acidic, alkaline or solvent based substances. The cured resin is stable and will remain intact for the life of the product under normal atmospheric conditions.
Hazardous Polymerisation:	None known
Conditions to avoid:	None known
Hazardous Decomposition products:	None known

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## Section 11: Toxicological information

Acute Effects:	Products used in high temperature applications (above 177°C, may release gases (CO <sub>2</sub> , formaldehyde, amines) from the resin bonding which are irritating to the eyes, nose and throat during initial heat-up. in confined or poorly ventilated areas, use air supplied respirators during the first heat-up cycle.
Swallowed:	Unlikely under normal conditions of use, but would result in irritation of the lips, mouth and stomach.
Eye:	FBS-1 Glass Wool Bio-Soluble Insulation® dust is a mechanical irritant, if it gets into the eyes may cause eye discomfort resulting in watering and redness.
Skin:	Handling FBS-1 Glass Wool Bio-Soluble Insulation® and its dust may irritate the skin resulting in itching and occasionally a red rash. The rash is not allergic and usually disappears quickly.
Inhaled:	The dust may cause discomfort of the nose, throat and respiratory tract, especially in those suffering from upper respiratory or chest complaints such as hay fever asthma or bronchitis.
Chronic:	There are no known long term health effects. FBS-1 Glass Wool Bio-Soluble Insulation® fibres have been shown to be bio-soluble, which means that any fibres inhaled into the lungs dissolve in body fluids and are then cleared from the lungs. Fibres would comply with the short term bio persistence test and fulfill the requirements of Australian and international authorities on bio-solubility. ASCC/NOHSC and international authorities do not classify mineral wool fibres with high bio-solubility as carcinogenic.

## Section 12: Ecological information

Ecotoxicity: Neither the raw materials nor the finished product contain any ozone depleting chemicals. This product is not classified as a hazardous air pollutant. FBS-1 Glass Wool Bio-Soluble Insulation® is bio-soluble and in most ecosystems it would be expected to solubilize over a period of weeks to months. Binder-coated glasswool is hydrophobic, therefore, no adverse environmental effects would be expected if this product were accidentally released in the water or soil. No harm to fish or wildlife would be caused by this product.

## Section 13: Disposal considerations

Place in sealed, appropriately labelled plastic bags and dispose of or in accordance with local authority guidelines. Clean area with micro equipped vacuum or wet sweep. Any waste material should be cleaned up and disposed of in accordance with local authority guidelines. Use protective equipment as described in the Exposure section 8 when handling uncontained material.

## Section 14: Transportation information

Transport Requirements:	FBS-1 Glass Wool Bio-Soluble Insulation® is not regulated as a Dangerous Good. No special transport requirements are necessary.
UN number:	None allocated
Class:	None allocated
Subsidiary Risk:	None allocated
Packing Group:	None allocated
Hazchem code:	None allocated

## Section 15: Regulatory information

Poisons Schedule:	None allocated.
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## Section 16: Other information

### Additional Information and Reference Documents

Poisons Information Centre 13 11 26 (Australia Wide)

National Code of Practice for the Preparation of Material Safety Data Sheets 2nd Edition [NOHSC:2011(2003)], April 2003

National Code Of Practice For The Labelling Of Workplace Substances [NOHSC:2012(1994)], March 1994, Australian Government Publishing Service, Canberra

### Australian Standards References:

AS/NZS 1336 Recommended practices for occupational eye protection  
AS/NZS 1715 Selection, use and maintenance of respiratory protective devices  
AS/NZS 1716 Respiratory protective devices  
AS/NZS 2161 Occupational protective gloves

This MSDS was correct at the time it was prepared (see below for the date). The Supplier, as part of its Health and Safety Programme, updates MSDS's when its ongoing review process indicates a need for a change to be made. You should make sure that the MSDS you are reading and relying on is current. You can do this by contacting the Supplier at the above address.

### Issue Date:

28.07.2012

### MSDS Revision Summary

Supersedes Issue Date: 28.07.2012  
Reasons for Issue: Addition of new products

The colour PINK and Pink® are registered trademarks of Owens Corning used under licence by Fletcher Insulation. © Fletcher Insulation Pty Limited 2016. Fletcher Insulation reserves the right to change product specifications without prior notification. Information in this publication and otherwise supplied to users as to the subject product is based on our general experience and is given in good faith, but because of the many particular factors which are outside our knowledge and control and affect the use of products, no warranty is given or is to be implied with respect to either such information or the product itself, in particular the suitability of the product for any particular purpose. The purchaser should independently determine the suitability of the product for the intended application. Unless otherwise stated all ™ and ® are trademarks and registered trademarks of Fletcher Insulation Pty Limited ABN 72 001 175 355.

MSDS01\_Revision\_0\_Issue Date 01032016

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Page 5

Date: 9.9.2016

Former date: 9.7.2015

(\*) concerns only chemical notification

(\*\*) either 3.1 or 3.2 must be filled

**SECTION 1: IDENTIFICATION OF THE SUBSTANCE/MIXTURE AND OF THE COMPANY/UNDERTAKING****1.1 Product identifier****Trade name / Substance name**

PAROC stone wool (form shaped)

**Company product code**

-

**REACH Registration number:**

01-2119472313-44-0007 Paroc Oy Ab, Finland

01-2119472313-44-0017 Paroc Ab, Sweden

01-2119472313-44-0020 Paroc Polska sp. z o.o., Poland

01-2119472313-44-0014 UAB Paroc, Lithuania

**1.2 Relevant identified uses of the substance or mixture and uses advised against****The uses of the chemical**

Stone wool products for building, technical and sound insulation. The products are form shaped like slabs, mats or pipe sections.

**Classification of economic activities (NACE) (\*)** 268**Use categories (UC62) (\*)** 32**The chemical can be used by the general public (\*)** x**The chemical is used by the general public only (\*)****1.3 Details of the supplier of the Safety Data Sheet****Supplier**

Paroc Group

**Street address**

Energiakuja 3

**Postcode and post office**

00180 Helsinki

**Post-office box**

P.Box 240

**Postcode and post office**

00181 Helsinki

**Telephone number**

+358 46 876 8000

**Telefax**

+358 46 876 8002

**E-mail address**

Communications@paroc.com

**Finnish Business ID (Y code) (\*)****1.4 Emergency telephone number**

Product information: +358 46 876 8000

Operation hours: 8:00 – 17:00

**SECTION 2: HAZARDS IDENTIFICATION****2.1 Classification of the substance or mixture**Paroc stone wool has no classification<sup>1</sup>**2.2 Label elements**

Not applicable

<sup>1</sup>The European Regulation (ER) on Chemicals N° 1907/2006 (REACH) enforced on June 1<sup>st</sup> 2007 requires Material Safety Data Sheet (MSDS) only for hazardous substances and mixtures/preparations. Mineral wool products (slabs, mats, pipe sections or loose wool), are articles under REACH and therefore, MSDS is not legally required. Nevertheless, Paroc Group decides to provide its customers with the appropriate information for assuring safe handling and use of mineral wool through this MSDS.

**Trade name:** PAROC stone wool (form shaped products)

**Date:** 9.9.2016

**Former date:** 9.7.2015

<b>2.3</b>	<b>Other hazards</b>
The mechanical effect of fibres in contact with skin may cause temporary itching. Decomposition of binder above 190°C may produce carbon dioxide and some trace gases.	

### SECTION 3: COMPOSITION / INFORMATION ON INGREDIENTS

#### 3.1 Substances (\*\*)

Main constituent / constituent	CAS-, EC- or index number	Concentration
Mineral wool <sup>2</sup>	Not classified	95 – 99 %
Binder	Not classified	1 – 5 %
Oil	Not classified	0,1 – 0,5 %

<sup>2</sup> Man-made vitreous (silicate) fibres with random orientation with alkaline oxide and alkali earth oxide (Na<sub>2</sub>O+K<sub>2</sub>O+CaO+MgO+BaO) content greater than 18% by weight and fulfilling one of the nota Q conditions  
**Possible facing materials:** glass mat, polyester mat, aluminium foil or paper

#### 3.2 Mixtures (\*\*)

Substance name	CAS-, EC- or index number	REACH Registration No.	Concentration	Classification

### SECTION 4: FIRST AID MEASURES

#### 4.1 Description of first aid measures

Inhalation: Remove from exposure. Rinse the throat and blow nose to clear dust.  
Skin contact: If itching occurs because of mechanical effects of the fibres, remove contaminated clothing and wash skin gently with cold water and soap.  
Eyes contact: Rinse abundantly with water.  
Ingestion: Drink plenty of water if accidentally ingested.

#### 4.2 Most important symptoms and effects, both acute and delayed

The mechanical effects of fibers can cause temporary itching

#### 4.3 Indication of any immediate medical attention and special treatment needed

Not applicable

### SECTION 5: FIREFIGHTING MEASURES

#### 5.1 Extinguishing media

There are no special demand for extinguishing media. Normal extinguishing media can be used.

#### 5.2 Special hazards arising from the substance or mixture

Not applicable

#### 5.3 Advice for firefighters

Not applicable

### SECTION 6: ACCIDENTAL RELEASE MEASURES

#### 6.1 Personal precautions, protective equipment and emergency procedures

In case of presence of high concentration of dust, use the same personal protective equipment as mentioned in section 8.

#### 6.2 Environmental precautions

Not applicable

#### 6.3 Methods and material for containment and cleaning up

Vacuum cleaner or dampen down with water spray prior to brushing up.

#### 6.4 Reference to other sections

See section 7.1 and 8.2.

### SECTION 7: HANDLING AND STORAGE

#### 7.1 Precautions for safe handling

When installing insulation in unventilated spaces a suitable disposable facemask should be used. When handling product, cover exposed skin. Wear goggles when working with product overhead. Dispose of waste in accordance with local regulations. Clean area using vacuum equipment. If itching occurs, it may be lessened by rinsing in cold water before washing.

#### 7.2 Conditions for safe storage, including any incompatibilities

Keep material in original packaging protected against humidity and mechanical damage until it is to be used.

**Trade name:** PAROC stone wool (form shaped products)

**Date:** 9.9.2016

**Former date:** 9.7.2015

<b>7.3</b>	<b>Specific end use(s)</b>
	Not applicable

## **SECTION 8: EXPOSURE CONTROLS/PERSONAL PROTECTION**

<b>8.1</b>	<b>Control parameters</b>
------------	---------------------------

### **National occupational exposure limit values**

Mineral wool fibre 1 fibre/cm<sup>3</sup> (FI, SWE, LT)

### **Other limit values**

Inorganic dust 10 mg/m<sup>3</sup> (FI, SWE, LT) and 0,4 mg/m<sup>3</sup> (PL)

### **DNEL**

Not applicable

### **PNEC**

Not applicable

<b>8.2</b>	<b>Exposure controls</b>
------------	--------------------------

### **Appropriate engineering controls**

The following sentence and pictograms are printed on the packaging.

*"The mechanical effect of fibres in contact with skin may cause temporary itching"*



Ventilate working area if possible



Waste should be disposed of according to local regulations



Cover exposed skin.  
When working in unventilated area wear disposable face mask



Clean area using vacuum equipment



Wear goggles when working overhead



Rinse in cold water before washing

### **Eye / face protection**

Wear goggles when working overhead. Eye protection to EN 166 is advised.

### **Skin protection**

Cover exposed skin.

### **Hand protection**

Gloves to avoid itching in conformity with EN 388.

### **Respiratory protection**

When working in unventilated area or during operations which can generate emission of any dust, wear disposable face mask. Type in accordance with EN 149 FFP2 is recommended.

### **Thermal hazards**

Not applicable

### **Environmental exposure controls**

Not applicable



**Trade name:** PAROC stone wool (form shaped products)

**Date:** 9.9.2016

**Former date:** 9.7.2015

## **SECTION 9: PHYSICAL AND CHEMICAL PROPERTIES**

### **9.1 Information on basic physical and chemical properties**

<b>Appearance</b>	Solid, fibrous, grey
<b>Odour</b>	Odourless
<b>Odour threshold</b>	Not applicable
<b>pH</b>	Not applicable
<b>Melting point/freezing point</b>	Over 1000°C stone wool begins to soften and melt
<b>Initial boiling point and boiling range</b>	Not applicable
<b>Flash point</b>	Not applicable
<b>Evaporation rate</b>	Not applicable
<b>Flammability (solid, gas)</b>	Non combustible
<b>Upper/lower flammability or explosive limits</b>	Not applicable
<b>Vapour pressure</b>	Not applicable
<b>Vapour density</b>	Not applicable
<b>Relative density</b>	20-250 kg/m <sup>3</sup>
<b>Solubility(ies)</b>	The products are practically insoluble in water and organic solutions.
<b>Partition coefficient: n-octanol/water</b>	Not applicable
<b>Auto-ignition temperature</b>	Not applicable
<b>Decomposition temperature</b>	Not applicable
<b>Viscosity</b>	Not applicable
<b>Explosive properties</b>	Not applicable
<b>Oxidising properties</b>	Not applicable

### **9.2 Other information**

Not applicable

## **SECTION 10: STABILITY AND REACTIVITY**

### **10.1 Reactivity**

Not applicable

### **10.2 Chemical stability**

Not applicable

### **10.3 Possibility of hazardous reactions**

Not applicable

### **10.4 Conditions to avoid**

Not applicable

### **10.5 Incompatible materials**

Not applicable

### **10.3 Hazardous decomposition products**

None in normal condition of use.

#### **For high temperature uses:**

Thermal decomposition of binder starts above 190°C releasing smelling/odorous gases. The duration and amount of release is dependent upon the thickness of insulation, binder content and the temperature applied. During first heating, good ventilation or appropriate personal protection equipment are required.

**Trade name:** PAROC stone wool (form shaped products)

**Date:** 9.9.2016

**Former date:** 9.7.2015

## **SECTION 11: TOXICOLOGICAL INFORMATION**

### **11.1 Information on toxicological effects**

**Acute toxicity**

Not toxic

**Skin corrosion/irritation**

The mechanical effect of fibres in contact with skin may cause temporary itching.

**Serious eye damage/irritation**

May cause short-term mechanical irritation.

**Respiratory or skin sensitisation**

May cause short-term mechanical irritation.

**Germ cell mutagenicity**

Not applicable

**Carcinogenicity**

Not applicable

**Reproductive toxicity**

Not applicable

**STOT-single exposure**

Not applicable

**STOT-repeated exposure**

Not applicable

**Aspiration hazard**

Not applicable

**Other information**

Not applicable

## **SECTION 12: ECOLOGICAL INFORMATION**

### **12.1 Toxicity**

Not toxic

### **12.2 Persistence and degradability**

Persistent

### **12.3 Bioaccumulative potential**

A very small possibility for water species

### **12.4 Mobility in soil**

A very small possibility

### **12.5 Results of PBT and vPvB assessment**

Not applicable

### **12.6 Other adverse effects**

Not applicable

## **SECTION 13: DISPOSAL CONSIDERATIONS**

### **13.1 Waste treatment methods**

Stone wool waste is according to the European waste catalogue classified as non-hazardous waste (code 17 06 04) and can be disposed on a landfill for non-hazardous waste.

## **SECTION 14: TRANSPORT INFORMATION**

### **14.1 UN number**

**Trade name:** PAROC stone wool (form shaped products)

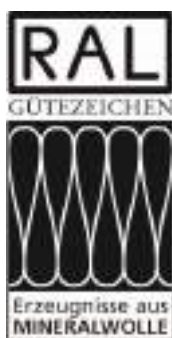
**Date:** 9.9.2016

**Former date:** 9.7.2015

<b>14.2</b>	<b>UN proper shipping name</b>
	Not applicable
<b>14.3</b>	<b>Transport hazard class(es)</b>
	Not applicable
<b>14.4</b>	<b>Packing group</b>
	Not applicable
<b>14.5</b>	<b>Environmental hazards</b>
	Not applicable
<b>14.6</b>	<b>Special precautions for user</b>
	Not applicable
<b>14.7</b>	<b>Transport in bulk according to Annex II of MARPOL73/78 and the IBC Code</b>
	Not applicable

#### **SECTION 15: REGULATORY INFORMATION**

<b>15.1</b>	<b>Safety, health and environmental regulations/legislation specific for the substance or mixture</b>
	<p>The stone wool fibres meet the claims in Note Q according to the European Classification Regulation No 1272/2008 about classification, labelling and packaging (CLP). Paroc stone wool has no classification.</p> <p>All products manufactured by Paroc are made of non-classified fibres and are certified by EUCEB and RAL.</p> <p>EUCEB, European Certification Board of Mineral Wool Products – <a href="http://www.euceb.org">www.euceb.org</a> is a voluntary initiative by the mineral wool industry. It is an independent certification authority guarantees that products are made of fibres, which comply with the exoneration criteria for carcinogenicity (Note Q) of the Directive 97/69/EC and the Regulation (EC) 1272/2008.</p> <p>The products conform to the EUCEB and RAL certification. The EUCEB and RAL logo on the package is a proof of that.</p>



<b>15.2</b>	<b>Chemical safety assessment</b>
	Not applicable

#### **SECTION 16: OTHER INFORMATION**

**Indication of changes**  
Clarification in section 2

**Abbreviations and acronyms**  
Not applicable

**Key literature references and sources for data**  
See section 15.

**Used method in evaluating classification**  
See section 15.

**List of relevant H-and P-phrases or/and safety and precautionary statements**  
No safety or precautionary statements.

**Training advice for workers** Not applicable



## Section 1 - Identification of The Material and Supplier

**Admil Adhesives Pty Ltd**  
80-84 Peters Ave, Mulgrave VIC 3170

**Phone: +61 (0) 3 8544 6200 (office hours)**  
**Fax: +61 (0) 3 9560 6487**

**Chemical nature:** Silane-terminated, hydrocarbon-based polymer with inorganic fillers.

**Trade Name:** **SupaSeal PU range**

**This range includes the following products:**

**Synonym(s)** 1A106200 - BLACK 950g • 1A106198 - BLACK 300ml • 1A106240 GREY 950g • 1A106238 - GREY 300ml • 1A106260 - WHITE 950g • 1A106258 - WHITE 300ml • 1A106178 - BEIGE 300ml • 1A106180 - BEIGE 950gm • 1A106220 – DARK GREY 950g • 1A106218 – DARK GREY 300ml • 1A106244 – SANDSTONE 950g • 1A106246 – SANDSTONE 300ml • 1A106250 – OFF WHITE 950g • 1A106252 – OFF WHITE 300ml

**Product Use:** Elastomeric sealant that cures with humidity.

**This version issued:** **October, 2019** and is valid for 5 years from this date.

**Poisons Information Centre: 13 1126 from anywhere in Australia, (0800 764 766 in New Zealand)**

## Section 2 - Hazards Identification

### Statement of Hazardous Nature

This product is classified as: Not classified as hazardous according to the criteria of SWA.

Not a Dangerous Good according to Australian Dangerous Goods (ADG) Code, IATA or IMDG/IMSBC criteria.

**SUSMP Classification:** None allocated.

**ADG Classification:** None allocated. Not a Dangerous Good according to Australian Dangerous Goods (ADG) Code, IATA or IMDG/IMSBC criteria.

**UN Number:** None allocated

**GHS Signal word: NONE. Not hazardous.**

### PREVENTION

P102: Keep out of reach of children.

P262: Do not get in eyes, on skin, or on clothing.

P281: Use personal protective equipment as required.

### RESPONSE

P352: Wash with plenty of soap and water.

P301+P330+P331: IF SWALLOWED: Rinse mouth. Do NOT induce vomiting.

P370+P378: Not combustible. Use extinguishing media suited to burning materials.

### STORAGE

P410: Protect from sunlight.

P402+P404: Store in a dry place. Store in a closed container.

P403+P235: Store in a well-ventilated place. Keep cool.

### DISPOSAL

P501: Dispose of small quantities and empty containers by wrapping with paper and putting in garbage. For larger quantities, if recycling or reclaiming is not possible, use a commercial waste disposal service.

## Emergency Overview

**Physical Description & Colour:** Pasty solid; supplied in black, grey and white.

**Odour:** Characteristic odour.

**Major Health Hazards:** no significant risk factors have been found for this product.

**Section 3 - Composition/Information on Ingredients**

Ingredients	CAS No	Conc, %	TWA (mg/m <sup>3</sup> )	STEL (mg/m <sup>3</sup> )
di-"isononyl" phthalate	28553-12-0	10-20	not set	not set
Trimethoxy vinyl silane	2768-02-7	1-5	not set	not set
Diisodecyl phthalate	26761-40-0	1-5	not set	not set
Other non hazardous ingredients	secret	to 100	not set	not set

This is a commercial product whose exact ratio of components may vary slightly. Minor quantities of other non hazardous ingredients are also possible.

The SWA TWA exposure value is the average airborne concentration of a particular substance when calculated over a normal 8 hour working day for a 5 day working week. The STEL (Short Term Exposure Limit) is an exposure value that may be equalled (but should not be exceeded) for no longer than 15 minutes and should not be repeated more than 4 times per day. There should be at least 60 minutes between successive exposures at the STEL. The term "peak" is used when the TWA limit, because of the rapid action of the substance, should never be exceeded, even briefly.

**Section 4 - First Aid Measures****General Information:**

You should call The Poisons Information Centre if you feel that you may have been poisoned, burned or irritated by this product. The number is 13 1126 from anywhere in Australia (0800 764 766 in New Zealand) and is available at all times. Have this SDS with you when you call.

**Inhalation:** First aid is not generally required. If in doubt, contact a Poisons Information Centre or a doctor.

**Skin Contact:** Gently brush away excess particles. Irritation is unlikely. However, if irritation does occur, flush with lukewarm, gently flowing water for 5 minutes or until chemical is removed.

**Eye Contact:** Quickly and gently brush particles from eyes. No effects expected. If irritation does occur, flush contaminated eye(s) with lukewarm, gently flowing water for 5 minutes or until the product is removed. Obtain medical advice if irritation becomes painful or lasts more than a few minutes. Take special care if exposed person is wearing contact lenses.

**Ingestion:** If product is swallowed or gets in mouth, do NOT induce vomiting; wash mouth with water and give some water to drink. If symptoms develop, or if in doubt contact a Poisons Information Centre or a doctor.

**Section 5 - Fire Fighting Measures**

**Fire and Explosion Hazards:** The major hazard in fires is usually inhalation of heated and toxic or oxygen deficient (or both), fire gases. There is no risk of an explosion from this product under normal circumstances if it is involved in a fire.

**Extinguishing Media:** Not combustible. Use extinguishing media suited to burning materials.

**Fire Fighting:** If a significant quantity of this product is involved in a fire, call the fire brigade.

**Flash point:** >151°C

**Upper Flammability Limit:** 0.2%

**Lower Flammability Limit:** 0.1%

**Autoignition temperature:** 420°C

**Flammability Class:** No data.

**Section 6 - Accidental Release Measures**

**Accidental release:** This product is sold in small packages, and the accidental release from one of these is not usually a cause for concern. For minor spills, clean up, rinsing to sewer and put empty container in garbage. Although no special protective clothing is normally necessary because of occasional minor contact with this product, it is good practice to wear impermeable gloves when handling chemical products. In the event of a major spill, prevent spillage from entering drains or water courses and call emergency services.

**SAFETY DATA SHEET**



## Section 7 - Handling and Storage

**Handling:** Keep exposure to this product to a minimum, and minimise the quantities kept in work areas. Check Section 8 of this SDS for details of personal protective measures, and make sure that those measures are followed. The measures detailed below under "Storage" should be followed during handling in order to minimise risks to persons using the product in the workplace. Also, avoid contact or contamination of product with incompatible materials listed in Section 10.

**Storage:** Store packages of this product in a cool place. Keep containers dry and away from water. Keep away from heat and flame. Protect this product from light. Make sure that the product does not come into contact with substances listed under "Incompatibilities" in Section 10. Check packaging - there may be further storage instructions on the label.

## Section 8 - Exposure Controls and Personal Protection

The following Australian Standards will provide general advice regarding safety clothing and equipment:

Respiratory equipment: **AS/NZS 1715**, Protective Gloves: **AS 2161**, Occupational Protective Clothing: **AS/NZS 4501** set 2008, Industrial Eye Protection: **AS1336** and **AS/NZS 1337**, Occupational Protective Footwear: **AS/NZS2210**.

### SWA Exposure Limits

### TWA (mg/m<sup>3</sup>)

### STEL (mg/m<sup>3</sup>)

Exposure limits have not been established by SWA for any of the significant ingredients in this product.

No special equipment is usually needed when occasionally handling small quantities. The following instructions are for bulk handling or where regular exposure in an occupational setting occurs without proper containment systems.

**Ventilation:** This product should only be used in a well ventilated area. If natural ventilation is inadequate, use of a fan is suggested.

**Eye Protection:** Eye protection such as protective glasses or goggles is recommended when this product is being used.

**Skin Protection:** The information at hand indicates that this product is not harmful and that normally no special skin protection is necessary. However, we suggest that you routinely avoid contact with all chemical products and that you wear suitable gloves (preferably elbow-length) when skin contact is likely.

**Protective Material Types:** We suggest that protective clothing be made from the following materials: rubber, PVC.

**Respirator:** If there is a significant chance that dusts are likely to build up in the area where this product is being used, we recommend that you use a suitable dust mask.

Safety deluge showers should, if practical, be provided near to where this product is being handled commercially.

## Section 9 - Physical and Chemical Properties:

<b>Physical Description &amp; colour:</b>	Pasty solid; supplied in black, grey and white.
<b>Odour:</b>	Characteristic odour.
<b>Boiling Point:</b>	Not available.
<b>Freezing/Melting Point:</b>	No specific data. Paste at normal temperatures.
<b>Volatiles:</b>	No data. Solvent content 3.4g/L
<b>Vapour Pressure:</b>	No data.
<b>Vapour Density:</b>	Not applicable.
<b>Specific Gravity:</b>	1.6
<b>Water Solubility:</b>	Not miscible or difficult to mix.
<b>pH:</b>	No data.
<b>Volatility:</b>	No data.
<b>Odour Threshold:</b>	No data.
<b>Evaporation Rate:</b>	Not applicable.
<b>Coeff Oil/water Distribution:</b>	No data
<b>Viscosity:</b>	Not applicable.
<b>Autoignition temp:</b>	420°C

## SAFETY DATA SHEET

## Section 10 - Stability and Reactivity

**Reactivity:** No significant decomposition products. Beginning at approx. 150°C small amounts of formaldehyde are formed by an oxidative decomposition. Methanol is released during curing (reaction with water).

**Conditions to Avoid:** This product should be kept in a cool place, preferably below 30°C. Containers should be kept dry. Keep away from heat, flames and sparks. Protect this product from light.

**Incompatibilities:** No particular Incompatibilities.

**Fire Decomposition:**

**Polymerisation:** Polymerisation reactions are unlikely; they are not expected to occur.

## Section 11 - Toxicological Information

**Local Effects:**

**Target Organs:** There is no data to hand indicating any particular target organs.

## Classification of Hazardous Ingredients

Ingredient

Risk Phrases

No ingredient mentioned in the HSIS Database is present in this product at hazardous concentrations.

## Potential Health Effects

**Inhalation:**

**Short Term Exposure:** Available data indicates that this product is not harmful. In addition product is unlikely to cause any discomfort or irritation.

**Long Term Exposure:** No data for health effects associated with long term inhalation.

**Skin Contact:**

**Short Term Exposure:** Available data indicates that this product is not harmful. It should present no hazards in normal use. However product may be mildly irritating, but is unlikely to cause anything more than mild discomfort which should disappear once contact ceases.

**Long Term Exposure:** No data for health effects associated with long term skin exposure.

**Eye Contact:**

**Short Term Exposure:** This product may be irritating to eyes, but is unlikely to cause anything more than mild transient discomfort.

**Long Term Exposure:** No data for health effects associated with long term eye exposure.

**Ingestion:**

**Short Term Exposure:** Significant oral exposure is considered to be unlikely. However, this product may be irritating to mucous membranes but is unlikely to cause anything more than transient discomfort.

**Long Term Exposure:** No data for health effects associated with long term ingestion.

**Carcinogen Status:**

**SWA:** No significant ingredient is classified as carcinogenic by SWA.

**NTP:** No significant ingredient is classified as carcinogenic by NTP.

**IARC:** No significant ingredient is classified as carcinogenic by IARC.

## Section 12 - Ecological Information

Insufficient data to be sure of status.

## SAFETY DATA SHEET

### Section 13 - Disposal Considerations

**Disposal:** Dispose of small quantities and empty containers by wrapping with paper and putting in garbage. For larger quantities, if recycling or reclaiming is not possible, use a commercial waste disposal service.

### Section 14 - Transport Information

**UN Number:** This product is not classified as a Dangerous Good by ADG, IATA or IMDG/IMSBC criteria. No special transport conditions are necessary unless required by other regulations.

### Section 15 - Regulatory Information

**AICS:** All of the significant ingredients in this formulation are compliant with NICNAS regulations.

### Section 16 - Other Information

**This SDS contains only safety-related information. For other data see product literature.**

#### Acronyms:

<b>ADG Code</b>	Australian Code for the Transport of Dangerous Goods by Road and Rail (7 <sup>th</sup> edition)
<b>AICS</b>	Australian Inventory of Chemical Substances
<b>SWA</b>	Safe Work Australia, formerly ASCC and NOHSC
<b>CAS number</b>	Chemical Abstracts Service Registry Number
<b>Hazchem Code</b>	Emergency action code of numbers and letters that provide information to emergency services especially firefighters
<b>IARC</b>	International Agency for Research on Cancer
<b>NOS</b>	Not otherwise specified
<b>NTP</b>	National Toxicology Program (USA)
<b>R-Phrase</b>	Risk Phrase
<b>SUSMP</b>	Standard for the Uniform Scheduling of Medicines & Poisons
<b>UN Number</b>	United Nations Number

THIS SDS SUMMARISES OUR BEST KNOWLEDGE OF THE HEALTH AND SAFETY HAZARD INFORMATION OF THE PRODUCT AND HOW TO SAFELY HANDLE AND USE THE PRODUCT IN THE WORKPLACE. EACH USER MUST REVIEW THIS SDS IN THE CONTEXT OF HOW THE PRODUCT WILL BE HANDLED AND USED IN THE WORKPLACE.

IF CLARIFICATION OR FURTHER INFORMATION IS NEEDED TO ENSURE THAT AN APPROPRIATE RISK ASSESSMENT CAN BE MADE, THE USER SHOULD CONTACT THIS COMPANY SO WE CAN ATTEMPT TO OBTAIN ADDITIONAL INFORMATION FROM OUR SUPPLIERS. OUR RESPONSIBILITY FOR PRODUCTS SOLD IS SUBJECT TO OUR STANDARD TERMS AND CONDITIONS, A COPY OF WHICH IS SENT TO OUR CUSTOMERS AND IS ALSO AVAILABLE ON REQUEST.

Please read all labels carefully before using product.

This SDS is prepared in accord with the SWA document "Preparation of Safety Data Sheets for Hazardous Chemicals - Code of Practice" (December 2011)  
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<http://www.kilford.com.au/> Phone (02)9251 4532

### SAFETY DATA SHEET



# SAFETY DATA SHEET

## Prosil 41 LM Matt Neutral Silicone

Version 3  
Issued: 27 April 2017

### Section 1 - Identification of The Material and Supplier

**Supplier** Admil Adhesives Pty Ltd  
**ABN** 850 927 30562  
**Street Address** 8 Treforest Drive  
Clayton VIC 3168  
Australia  
**Telephone** +61 3 9558 6302  
**Facsimile** +61 3 9558 6305  
**Email** [support@silicone.com.au](mailto:support@silicone.com.au)  
**Website** [www.silicone.com.au](http://www.silicone.com.au)

**Use of Substance / Preparation** Industrial

**Trade Name** Sealants  
**Creation Date** Prosil 41 LM Matt Neutral Silicone  
7 July, 2016  
**This version issued** 7 July 2016 and is valid for 5 years from this date.  
**Poisons Information Centre** Phone 13 1126 from anywhere in Australia

### Section 2 - Hazards Identification

This product is classified as: XI, Irritating, Hazardous Chemical according to the criteria of SWA.  
Non-Dangerous Good according to Australian Dangerous Goods (ADG) Code, IATA or IMDG/IMSBC criteria.

#### GHS Classification

Carcinogenicity Category 2

Serious Eye Damage/Eye Irritation Category 2/2A

Skin Sensitisation Category 1

#### GHS Label Elements

Hazard Pictogram(s)



Signal Word

Hazard Statement

Warning

H317: May cause an allergic skin reaction.

H319: Causes serious eye irritation.

H351: Suspected of causing cancer.

Hazard Ingredients (Labelling)

2-Butanone oxime

Special Labelling Instructions

Contains methylbutanon-trioximo-silane, butanone oxime,  
Tris (ethyl methyl ketoximate) vinyl silane.

May produce an allergic reaction.

Precautionary Statements

#### PREVENTION

P102: Keep out of reach of children.

P201: Obtain special instructions before use.

P202: Do not handle until all safety precautions have been read and understood.





# SAFETY DATA SHEET

## Prosil 41 LM Matt Neutral Silicone

Version 3  
Issued: 27 April 2017

P261: Avoid breathing fumes, mists, vapours or spray.  
P262: Do not get in eyes, on skin, or on clothing.  
P264: Wash contacted areas thoroughly after handling.  
P272: Contaminated work clothing should not be allowed out of the workplace.  
P280: Wear protective gloves, protective clothing and eye or face protection.

### RESPONSE

P363: Wash contaminated clothing before reuse.  
P301+P330+P331: IF SWALLOWED: Rinse mouth. Do NOT induce vomiting.  
P302+P352: IF ON SKIN: Wash with plenty of soap and water.  
P305+P351+P338: IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing.  
P308+P313: If exposed or concerned: Get medical advice.  
P333+P313: If skin irritation or rash occurs: Get medical advice.  
P337+P313: If eye irritation persists: Get medical advice.

### STORAGE

P410: Protect from sunlight.  
P402+P404: Store in a dry place. Store in a closed container.  
P403+P235: Store in a well-ventilated place. Keep cool.

### DISPOSAL

P501: Dispose of contents/container to an approved waste disposal plant (see Section 13 of this SDS).

### ADG Classification

None allocated.  
Not a Dangerous Good according to Australian.  
Dangerous Goods (ADG) Code, IATA or IMDG/IMSBC criteria.

### UN Number

None allocated

### Other Hazards

During the use of the product, 2-butanone oxime (methyl ethyl ketoxime, MEKO, CAS No. 96-29-7) is generated, which evaporates.  
2-butanone oxime is classified as a health risk.

## Section 3 - Composition/Information on Ingredients

Substance / Mixture

Not applicable

Chemical Characteristics

Polydimethylsiloxane and fillers and auxiliaries and oximosilane cross-linker

Ingredients

EC-No.	CAS No.	Material	Content %
245-366-4	22984-54-9	Methyl-O,O',O''-butan-2-on-trioximo-silane	<5
202-496-6	96-29-7	2-Butanone oxime	<2
218-747-8	2224-33-1	Tris (ethyl methyl ketoximato) vinyl silane	<2
	67923-07-3	Polydimethylsiloxane with aminoalkyl groups	<2
Not available	Not available	Non Hazardous Ingredient	Remainder



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### Section 4 - First Aid Measures

General Information	Move persons to a safe place. Observe self-protection for first aid. Seek medical advice (show label or SDS where possible).
After Inhalation	If unconscious place in stable sideways position. Protect against loss of body heat. Seek medical advice if significant exposure and clearly identify Substance.
After Skin Contact	Remove contaminated or soaked clothing. Immediately rinse thoroughly with soap and water. In serious cases, use emergency shower immediately. In the event of visible skin change other complaints, seek medical advice (show label or SDS where possible). Wipe off excess material with cloth or paper.
After Eye Contact	Rinse immediately with plenty of water for 10-15 minutes. Keep eyelids well open to rinse the whole eye surface and eyelids with water. Take special care if exposed person is wearing contact lenses. Seek medical advice in case of continuous irritation.
After Ingestion	If conscious, give several small portions of water to drink. Do not induce vomiting. Seek medical advice and clearly identify substance. Most Important Symptoms
and Effects, both acute and delayed	Any relevant information can be found in other parts of this section
Advise to Doctor	Product may cause cancer. In the event of prolonged contact with the substance, long term monitoring of relevant parameters is advisable.

### Section 5 - Firefighting Measures

Suitable Extinguishing Media	In case of fire, use Water Mist, Extinguishing Powder, Alcohol-resistant foam, Carbon Dioxide, Sand and any measures that are appropriate to local circumstances and surrounding environment.
Extinguishing Media that Must Not Be Used for Safety Reasons	Water Jet
Special Hazards Arising from the Substance or Mixture	Risk of hazardous gasses or fumes in the event of fire. Exposure to combustion products may be a health hazard! Hazardous combustion products: carbon oxides, silicon oxides, nitrogen oxides, incompletely burnt hydrocarbons, toxic and very toxic fumes.
Advice for Firefighters	Use respiratory protection independent of recirculated air. Keep unprotected person away.



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### Section 6 - Accidental Release Measures

Personal Precautions, Protective  
Equipment and Emergency Procedures

Secure the area.  
Wear personal protection equipment.  
Keep unprotected persons away.  
Avoid contact with eyes and skin.  
Do not inhale gasses/vapours/aerosols.  
If material is released indicate risk of slipping.  
Avoid walking through spilled material.

Environmental Precautions

Prevent material from entering surface waters, drains or sewers and soil.  
Close leak if possible without risk.  
Retain contaminated/extinguishing water.  
Dispose of in prescribed marked containers.  
Inform authorities if substance leaks in to surface waters, sewerage or ground.

Methods and Material for Containment

Scoop up large quantities after dusting surfaces with sand or Fuller's earth to prevent sticking.  
Sweep or scrape up the spilled material and place in an appropriate chemical waste container.  
Clean any slippery coating that remains using a detergent / soap solution or another biodegradable cleaner.  
Apply sand or other inert granular material to improve traction.

Further Information

Exhaust vapours

### Section 7 - Handling and Storage

Precaution for Safe Handling

Avoid exposure by technical measures or personal protective equipment.  
Ensure adequate ventilation.  
Must be syphoned off in situ.  
Observe information in section 8.

Precautions Against Fire and Explosion

Observe the general rules for fire prevention.

Conditions for Storage Rooms  
and Vessels

Observe local/state/federal regulations.

Advice for Storage of Incompatible  
Materials

Observe local/state/federal regulations.

Further information for Storage

Store in a dry and cool place.  
Protect against moisture. Store container in a well ventilated place.



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#### Section 8 - Exposure Controls and Personal Protection

Control Parameters	Maximum concentration at workplace recommended by producer: methyl ethyl ketoxime (MEKO, CAS no. 96-29-7, product of hydrolysis) = 3 ppm.
General Protection and Hygienic Measures	Avoid contact with eyes and skin. Do not inhale gasses/vapours/aerosols. Do not eat, drink, or smoke when handling. Wash hands at the end of work before eating.
Respiratory Protection	If inhalative exposure above the occupational exposure limit cannot be excluded, adequate respiratory protection equipment must be used. Select and use respirators in accordance with AS1715/1716.
Eye Protection	Eye protection such as protective glasses or goggles is recommended when this product is being used.
Hand Protection	Chemical-resistant, water-resistant gloves complying with an approved standard should be worn at all time when handling the material.
Skin Protection	Protective clothing
Exposure to Environment Limited and Controlled	Prevent material from entering surface waters, drains or sewers and soil.

The following Australian Standards will provide general advice regarding safety clothing and equipment:

Respiratory equipment: **AS/NZS 1715**, Protective Gloves: **AS 2161**, Occupational Protective Clothing: AS/NZS 4501 set 2008, Industrial Eye Protection: **AS1336** and **AS/NZS 1337**, Occupational Protective Footwear: **AS/NZS2210**.

#### Section 9 - Physical and Chemical Properties

Appearance / Form	Paste
Colour	Black
Odour	Strong
Ph-Value	approx.. 7
Melting Point/Range	Not applicable
Boiling Point/Range	Not applicable
Flash Point	Not applicable
Lower explosion limit (LEL)	Not applicable
Vapour Pressure	Not applicable
Water Solubility/Miscibility	Virtually insoluble
Relative Gas/Vapour Density	No data known
Relative Density	1.34 - 1.38 (25 °C) (Water / 4 °C = 1,00)
Density	1.34 - 1.38 g/cm <sup>3</sup> (25 °C)
Partition coefficient: n-octanol/water	No data known
Ignition temperature	430 °C
Viscosity (dynamic)	Not applicable.
Autoignition temp	No data
Other Information	Solubility in water: Hydrolytic decomposition occurs.



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### Section 10 - Stability and Reactivity

Reactivity, Chemical Stability	and
Possibility of Hazardous Reactions	No hazardous reactions are known if stored and handled in accordance with standard industrial practices.
Conditions to Avoid	Moisture
Incompatible Materials	None known
Hazardous Decomposition Products	By hydrolysis: 2-butanone oxime. Measurements have shown the formation of small amounts of formaldehyde at temperatures above about 150 °C (302 °F) through oxidation.

### Section 11 - Toxicological Information

Acute Oral Toxicity	LD50: > 2009 mg/kg
Acute Dermal Toxicity	LD50: > 2009 mg/kg
Skin Corrosion/Irritation	Not irritating
Serious Eye Damage/ Eye Irritation	Not irritating
Respiratory or Skin Sensitization	Not sensitizing
Germ Cell Mutagenicity	No toxicological test data is available
Carcinogenicity	No toxicological test data is available
Reproductive toxicity	No toxicological test data is available
Specific target organ toxicity (single exposure)	No toxicological test data is available
Specific target organ toxicity (repeated exposure)	No toxicological test data is available.
Aspiration hazard	No aspiration hazard must be expected based on the physical-chemical properties of the product.

### Section 12 - Ecological Information

Toxicity	No effects on aquatic organisms, relevant for classification, are expected. Based on available information no adverse effects on water purification plants are expected.
Persistence and Degradability	Silicone content: biologically not degradable. Separation by sedimentation.
Bioaccumulative Potential	Bioaccumulation is not expected to occur.
Mobility in Soil	No test data available
Other Adverse Effects	None known
Additional Information	In cross-linked state not soluble in water. Easily separable from water by filtration.





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### Section 13 - Disposal Considerations

#### Waste Treatment Methods

Material	Material that cannot be used, reprocessed or recycled should be disposed of in accordance with Federal, State, and local regulations at an approved facility.
Uncleaned Packaging	Completely discharge containers. Containers may be recycled or re-used. Observe local/state/federal regulations. Uncleaned packaging should be treated with the same precautions as the material.

### Section 14 - Transport Information

Land Transport ADG Code (Road and Rail)	Not regulated for transport
Transport by Sea IMDG Code	Not regulated for transport
Air Transport CAO-TI/IATA-DGR	Not regulated for transport
Environmental Hazards	Not hazardous to the environment
Special Precautions for User	Relevant information in other sections has to be considered
Transport in bulk according to Annex II of MARPOL and the IBC Code	Bulk transport in tankers is not intended

### Section 15 - Regulatory Information

Safety, Health and Environmental Regulations/Legislation Specific for the substance or Mixture	National and local regulations must be observed For information on labelling please refer section 2
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Standard for the Uniform Scheduling of  
Medicines and Poisons; SUSMP No poison schedule number allocated

#### Details of International Registration Status

Relevant information about components of this product are reported in the following inventories:

Australia	<b>AICS</b> (Australian Inventory of Chemical Substances): This product is listed in, or complies with, the substance inventory.
People's Republic of China	<b>IECSC</b> (Inventory of Existing Chemical Substances in China): This product is listed in, or complies with, the substance inventory.
European Economic Area (EEA)	<b>REACH</b> (Regulation (EC) No 1907/2006): General note: the registration obligations for substances imported into the EEA or manufactured within the EEA by the supplier mentioned in section 1 are fulfilled by the said supplier. The registration obligations for substances imported into the EEA by customers or other downstream users must be fulfilled by the latter.



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### Section 16 - Other Information

#### Glossary of Terms:

<b>ADG Code</b>	Australian Code for the Transport of Dangerous Goods by Road and Rail
<b>AICS</b>	Australian Inventory of Chemical Substances
<b>IATA Regs</b>	International Air Transport Association (IATA) Dangerous Goods Regulations
<b>SWA</b>	Safe Work Australia, formerly ASCC and NOHSC
<b>CAS No.</b>	Chemical Abstracts Service Registry Number
<b>ES_AU</b>	Occupational exposure standard in Australia
<b>Hazchem Code</b>	Emergency action code of numbers and letters that provide information to emergency services especially firefighters
<b>IARC</b>	International Agency for Research on Cancer
<b>IMDG</b>	International Maritime Dangerous Goods Code
<b>NOHSC</b>	Australian National Occupational Health and Safety Commission (Note: NOHSC documents are now published by Safe Work Australia)
<b>NOS</b>	Not otherwise specified
<b>NTP</b>	National Toxicology Program (USA)
<b>R-Phrase</b>	Risk Phrase
<b>SUSMP</b>	Standard for the Uniform Scheduling of Medicines & Poisons
<b>UN Number</b>	United Nations Number

The details in this document are based on the state of our knowledge at the time of revision. They do not constitute an assurance of the described product properties in terms of statutory warranty requirements.

The providing of this document to a recipient does not relieve the recipient of his or her responsibility toward compliance with all laws and stipulations applicable to the product. This applies in particular to the further sale or distribution of the product or substances or items containing the product, in other jurisdictions and with regard to the protection of third-party intellectual property rights. If the described product is processed or mixed with other substances or materials, the details stated in this document cannot be conferred to the resultant new product unless this has been expressly mentioned. If the product is repackaged, the recipient is obligated to additionally provide the required safety-related information.

- End of Safety Data Sheet -



## INCLUSIONS LIST

### GENERAL

FACADE	To architect's detailed design including wall cladding, glazing and concrete walls with solid or glazed balustrades, paint or natural finishes and screening as specified.
COMMON AREA - INTERNAL CORRIDORS	Carpet floor finish with lighting to ceilings
ENTRY LOBBIES - Ground	Voice access system controlling entry by residents and visitors. Finishes will include feature tiles and LED lighting.
LIFTS	Central lift core with lifts servicing all individual floor lobbies and the car parking and basement in the building. Lift finishes to architect's detailed design.
BALUSTRADES	Designs including painted concrete edge, with masonry, concrete or glazed balustrades as per elevations with finish as specified.
ACOUSTIC	Acoustic separation will be provided in accordance with the National Construction Code (NCC) and the ACT Noise Management Guidelines.
CAR PARKING	Basement car parking with restricted access control via entry door with fob key for strike reader.
ENERGY EFFICIENCY RATING	All apartments will have a minimum Energy Efficiency Rating (NATHERS) of 5.0 stars.
CEILING FINISH - APARTMENTS	Suspended plasterboard with paint finish.
FLOORS	Reinforced concrete suspended slab.
DOORS	Flat panel apartment entry and internal doors will be generally 2040mm high. Apartment entry door with a minimum width of 920mm.
WALLS - FINISHES	Internal - plasterboard with paint finish.
WINDOWS/SLIDING DOORS	Glazed aluminium framed windows and doors with powder coat finish. Fly screens to all operable windows and doors within apartments.
BALCONY	Tiles or pavers on balcony floors, off form concrete finish to soffit. 1 x light (ceiling or wall mounted).
MATV	Outlets for free to air TV channels and pre-wired for pay TV. Pay TV system may require additional installation work to



## INCLUSIONS LIST

suit specific service provider's requirements. Purchasers will be required to enter into individual contracts with the relevant service providers.

FIRE SERVICES	Basements, common areas and apartments fitted with certified fire protection system as required by the NCC.
STORAGE (refer to carpark plan)	1 x Lockable metal storage enclosure per apartment located in car park. Sizing in accordance with Multi unit housing development code
LETTER BOXES	1 x lockable letterbox per apartment located near building entry.
LANDSCAPING	Refer Landscape Intention Plan. Street level landscape areas including paths, plant boxes and verge plantings to meet the approval of TAMS, associated unity and service providers and Accessibility requirements.
WASTE/RECYCLING	Waste chutes located on each level.
MAINTENANCE	90 day maintenance period. Any 90-day defects found are to be reported solely through the use of an online portal.

## ACCESS CONTROL

ACCESS CONTROL	Visitor access via audio intercom system.
CARPARKING ACCESS	Each apartment will be provided with 1 x fob or card per carpark which will control entry to residential car parking levels.

## APARTMENT ENTRY

DOOR	Apartment entry door – fire rated access door to architect's detailed design.
ACCESS	Audio Intercom handset providing access control to lobbies. Location subject to detailed design of apartment layout.
LIGHTING	Recessed LED lighting
FLOOR	Carpet as per purchaser's selections.

## LIVING ROOM

POWER	2 x DGPOs.
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## INCLUSIONS LIST

TV	1 x Outlet for TV channels and pre-wired for Pay TV. Refer General MATV.
DATA	1 x Outlet for DATA and Telephone. Refer General TELEPHONE/DATA.
LIGHTING	Recessed LED lighting
FLOOR	Carpet as per purchaser's selections.

## DINING ROOM

POWER	1 x DGPO.
LIGHTING	Recessed LED lighting
FLOOR	Carpet as per purchaser's selections.

## KITCHEN/MEALS

BENCHTOP	20mm reconstituted stone. Refer to purchaser's colour selection
JOINERY DOORS	Melamine finishes to architectural specification. Refer per purchaser's colour selection.
JOINERY CARCASS	Melamine - water resistant board.
JOINERY HANDLES - CUPBOARDS/DRAWERS	Handles, push doors and drawers to architectural specification.
SPLASH BACK	Refer to purchaser's selection.
TAPWARE	CLARK round pin goose neck sink mixer WELS 4 star rated, 7.5L/min. Refer to purchasers' selection.
OVEN	BLANCO 60cm Electric Oven
COOKTOP	BLANCO 60cm Ceramic 4 zone electric cooktop.
RANGEHOOD	BLANCO 60cm slideout ducted rangehood.
DISHWASHER	BLANCO 60cm silver freestanding dishwasher. WELS 4.5 star rated, 13.5L/cycle.
SINK	1 Bedroom - CLARK single bowl undermount. 2 & 3 Bedroom Apartments - CLARK 1.5 bowl undermount.



## INCLUSIONS LIST

LIGHTING	Recessed LED lighting.
POWER	1 x DGPO located above bench on the splashback. 1 x GPO for refrigerator. 1 x GPO for microwave. Power to built-in appliances as required.
FLOOR	Tiles as per purchaser's selections

### MAIN BEDROOM

LIGHTING	Recessed LED lighting.
POWER	3 x DGPOs.
TV	1 x Outlet for TV channels and pre-wired for Pay TV. Refer General MATV.
DATA	1 x Outlet for DATA and Telephone. Refer General TELEPHONE/DATA.
BUILT IN ROBE	Wardrobe fitout to include melamine shelving, hanging rail, framed mirror sliding doors.
WALK IN ROBE (Where shown)	Wardrobe fitout to include melamine shelving and hanging rail.
FLOOR	Carpet as per purchaser's selections.

### MAIN BEDROOM ENSUITE

WALLS	Full height tiling on 3 walls, skirting tile to fourth wall - refer purchaser's colour selection.
LIGHTING	Recessed LED lighting.
SHOWER MIXER	CLARK round pin wall mixer.
SHOWER ROSE & RAIL	CLARK round rail shower - WELS 3 star rated, 9L/min.
SHOWER SHELF	CLARK round metal shelf.
BASIN MIXER	CLARK round pin basin mixer. WELS 5 star rated, 6L/min.
TOILET ROLL HOLDER	CLARK round toilet roll holder.
TOWEL RAIL	CLARK round single towel rail.





## INCLUSIONS LIST

TOILET SUITE	Stylus wall faced toilet suite. WELS 4 star rated, 4.5/3L.
BASIN	Caroma rectangular basin.
SHAVING CABINET	Mirrored shaving cabinet doors and melamine shelves.
SHOWER SCREEN	Semi frameless shower screen, chrome finish with clear glass.
POWER	1 x DGPO located within shaving cabinet.
VENTILATION	In accordance with Australian Standards and BCA.
FLOOR	Tiles as per purchaser's selections.

## BEDROOMS

LIGHTING	Recessed LED lighting.
POWER	2 x DGPOs.
DATA	1 x Outlet for DATA.
BUILT IN ROBE	Wardrobe fit out to include melamine shelving, hanging rail, framed mirror sliding doors.
FLOOR	Carpet as per purchaser's selection

## BATHROOM

WALLS	Full height tiling on 3 walls, skirting tile to fourth wall - refer purchaser's colour selection.
SHOWER MIXER	CLARK round pin wall mixer.
SHOWER ROSE & RAIL	CLARK round rail shower - WELS 3 star rated, 9L/min.
SHOWER SHELF	CLARK round metal shelf.
SHOWER SCREEN	Semi frameless shower screen, chrome finish with clear glass.
SHAVING CABINET	Mirrored shaving cabinet doors and melamine shelves.
BASIN	Caroma rectangular basin.



## INCLUSIONS LIST

BASIN MIXER	CLARK round pin basin mixer. WELS 5 star rated, 6L/min.
TOWEL RAIL	CLARK round single towel rail.
TOILET SUITE	Stylus wall faced toilet suite. WELS 4 star rated, 4.5/3L.
TOILET ROLL HOLDER	CLARK round toilet roll holder.
LIGHTING	Recessed LED lighting.
POWER	1 x DGPO located within shaving cabinet.
VENTILATION	In accordance with Australian Standards and BCA.
FLOOR	Tiles as per purchaser's selections.

## STUDY & STUDY NOOK (where shown)

LIGHTING	Recessed LED lighting.
POWER	1 x DGPO.
TELEPHONE/DATA	1 x telephone/data point. Refer General TELEPHONE/DATA.
FLOOR	Carpet as per purchaser's selections.

## LAUNDRY

JOINERY DOORS	Melamine - water resistant board
SPLASHBACK	White tile splash back.
WALLS	Plaster board/paint finish/skirting tile.
SINK	35 litre laundry tub.
DRYER	Haier 4kg vented clothes dryer.
LAUNDRY SINK TAPWARE	Verdi sink/laundry mixer. WELS 4 Rated, 7.5L/min.
HOT + COLD WASHING MACHINE COCKS	Concealed in laundry cabinet.



## INCLUSIONS LIST

POWER	1 x DGPO.
VENTILATION	In accordance with Australian Standards and BCA.
FLOOR	Tiles as per purchaser's selections.

## COMMUNICATIONS AND DATA SERVICES

CABLED BROADBAND	Within each apartment Cat 5 cabling to enable broadband access subject to owners subscribing to an ISP. The building will have either Transact, Telstra or NBN communications infrastructure subject to future detailed design.
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## MECHANICAL SERVICES

APARTMENT AIR CONDITIONING	Reverse Cycle Split Systems sized to unit area. 1 bedroom apartment - 1 wall unit to the living room. 2/3-bedroom apartments - 1 wall unit living area and 1 to the main bedroom.
BATHROOM, ENSUITE, LAUNDRY VENTILATION	Ducted and associated extraction fans provided to Building Code of Australia and Australian Standards.

## PURCHASER SELECTIONS

NATURAL MATERIALS	Purchasers are advised that the finishes proposed for use in the apartments include natural materials such as timber and reconstituted stone products. Natural materials may display characteristics which may vary from the samples shown on the display colour boards due to the intrinsic nature of such naturally occurring materials.
LIGHT, GPO'S, BATHROOM ACCESSORIES	Light fittings, GPO's, access control system, TV/cable outlets, telecommunication outlets and bathroom accessories are subject detailed architectural design. Minor variations in location and quantities of these items may occur following detailed architectural design.

## CAR PARKING AND STORAGE

CAR PARKING	All apartments, refer to carpark plan.
STORAGE	All apartments, refer to carpark plan.





