



## THE LANES RESIDENCE, STAGE 2 MERMAID WATERS QLD, 4218

**Date:** August 2022  
**Project:** The Lanes Residence, Stage 2  
**Builder:** Hutchison Builders  
**Applicator:** Concrete Seal Waterproofing & Remedial

### PRODUCTS USED

WPA 460  
 WPA MS  
 WPA 230UV  
 WPA Rapid  
 WPA FC  
 WPA 992  
 WPA Drainage Cell

Hutchison Builders were engaged by Sunland Group to manage the construction of The Lanes Residences, Mermaid Waters.

Each ten and twelve-storey mid-rise tower presented a unique selection of one, two and three-bedroom apartments and penthouses, and resident amenities including a pool and terrace area, lounge, sauna, spa, gym and landscaped areas including a public outdoor green.

## PRODUCTS SPECIFIED

### WINDOW REVEALS & SILLS

- Primer:** WPA 460, a two-part-water based epoxy primer.
- Transitions:** WPA MS, is a single-component, moisture-cured silane-modified hybrid sealant.
- Membrane:** WPA 230UV, one part fibre reinforced water based polyurethane membrane (minimum of 2 coats to achieve a DFT of 1000 microns).

### WET AREAS

- Preparatory:** Appropriate falls to drainage outlet in the substrate to be waterproofed.
- Primer:** WPA 460, a two-part, water-based epoxy primer.
- Fillets / Bond Breaker:** WPA MS, is a single-component, moisture-cured silane-modified hybrid sealant.
- Membrane:** WPA Rapid, a waterborne, flexible waterproofing membrane, utilising next-generation, self-crosslinking technology (minimum of 2 coats to achieve a DFT of 800 microns).
- Screed:** Site mixed screed in accordance with AS 3958.1 or ACS Traditional Floor Screed, a pre-blended screed underlayment specially formulated for internal & external floor areas (if required).

### BALCONIES

- Preparatory:** Appropriate falls to drainage outlet in the substrate to be waterproofed.
- Primer:** WPA 460, a two-part, water-based epoxy primer.
- Fillets / Bond Breaker:** WPA MS, is a single-component, moisture-cured silane-modified hybrid sealant.
- Membrane:** WPA 230UV, a one-part fibre-reinforced water-based polyurethane membrane (minimum of 2 coats to achieve a DFT of 1000 microns).
- Screed:** Site mixed screed in accordance with AS 3958.1 or ACS Traditional Floor Screed, a pre-blended screed underlayment specially formulated for internal & external floor areas.

### WATER METRE CUPBOARDS

- Preparatory:** Appropriate 1:100 falls to the drainage outlet in the substrate to be waterproofed.

- Primer:** WPA 460, a two-part, water-based epoxy primer.
- Transitions:** WPA FC, is a high-performance, fast cure, one-component polyurethane sealant.
- Membrane:** WPA 992, one-part liquid applied moisture-cured polyurethane membrane system (minimum 2 coats to achieve a DFT of no less than 1200 microns).

### EXPOSED CONCRETE ROOF

- Preparatory:** Appropriate falls to drainage outlet in the substrate to be waterproofed.
- Primer:** WPA 560, two-part water-based epoxy primer.
- Transitions:** WPA MS, is a single-component, moisture-cured silane-modified hybrid sealant.
- Membrane:** WPA 230UV, a one-part fibre-reinforced water-based polyurethane membrane (minimum of 2 coats to achieve a DFT of 1000 microns).
- Topcoat:** Protek Synpave Trafficable, one-part water-based slip-resistant UV stable trafficable coating.

### PODIUM

- Preparatory:** Appropriate falls to drainage outlet in the substrate to be waterproofed.
- Primer:** WPA 460, a two-part, water-based epoxy primer.
- Fillets / Bond Breaker:** WPA FC, is a high-performance, fast-cure, one-component polyurethane sealant.
- Membrane:** WPA 992, one-part liquid applied moisture-cured polyurethane membrane system (minimum 2 coats to achieve a DFT of no less than 1200 microns).

### PLANTER BOXES

- Preparatory:** Appropriate falls to drainage outlet in the substrate to be waterproofed.
- Primer:** WPA 460, two-part water-based epoxy primer.
- Transitions:** WPA MS, is a single-component, moisture-cured silane-modified hybrid sealant.
- Membrane above Soil Level:** WPA 230UV, a one-part fibre-reinforced water-based polyurethane membrane (minimum of 2 coats to achieve a DFT of 1000 microns).

# CASE STUDY

## PRODUCTS SPECIFIED

- Transitions: WPA FC, is a high-performance, fast cure, one-component polyurethane sealant.
- Membrane: WPA 992, one-part liquid applied moisture-cured polyurethane membrane system (minimum 2 coats to achieve a DFT of no less than 1200 microns).
- Membrane Protection: WPA Drainage Cell, a drainage cell and root-resistant protection board.

