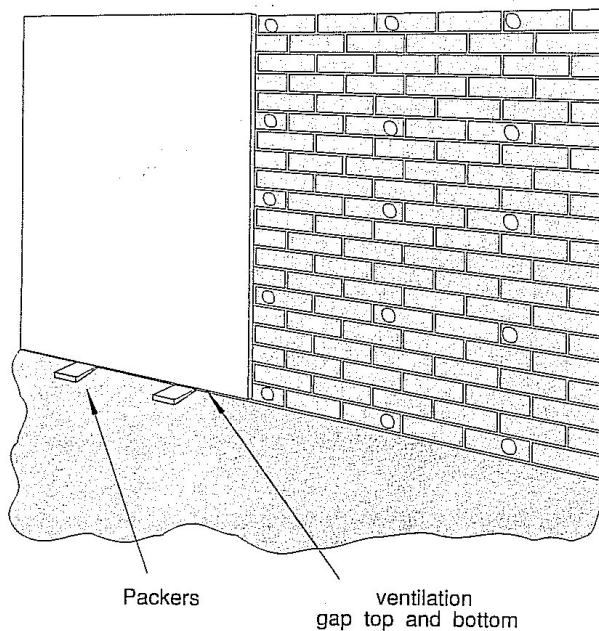


## The Benefits of Dry-Lining Brick Walls.

Accent on Homes (and Central Avenue Homes) after considerable research have elected to start providing dry-lining **as an option** to all internal walls in lieu of the conventional (to the Perth Metro region) 'float and set' finish.

There are several reasons behind the decision and to date we have not been able to come up with any negative points against the process.

In short, dry-lining is the application of plasterboard directly to the internal brick (or block) walls. The plasterboard is fixed using mortar based glue applied with a recently developed applicator. There are no nail or screw holes which means the only finishing is at the recessed edge joints, the joints are the same as those found in almost all ceilings.



- **Time Saving**
  - The dry-lining can be carried out at the same time as the ceilings so apart from the increased speed of application (when compared with float and set) the walls and ceilings would be completed at the same time and there would be no down time waiting for the trades to become available.
- **Minimise Maintenance**
  - Anecdotal evidence clearly indicates that the occurrence of 'cornice cracking' is highly minimised if not eliminated when the dry-lining system is used. This is fundamentally due to the materials being joined at the cornice are not dissimilar as is the case with cornice over plaster set walls.
- **Improved Acoustic and Thermal Properties**
  - As the plasterboard is set off the walls slightly an air gap is created (either side on internal walls) which greatly improves the thermal and acoustic qualities of the structure. In addition the board is set up off the floor which allows the wall to continually breathe.
- **Structural Integrity**
  - As the plasterboard is being placed on the brick or blockwork the peace of mind that goes with the 'double brick' home is maintained.

- **Improved Finish**
  - The plasterboard is manufactured in a controlled environment and is extremely consistent in respect to surface finish and straightness so the finished product reflects those properties – the walls are generally straighter and do not show minor imperfections that is often the case with hand trowelled plaster walls.
  
- **Resilience**
  - The surface of the plasterboard is far more resilient in respect to day to day wear and tear than the conventional trowelled plaster surface. Notwithstanding that feature, the plasterboard is very easy to repair if subjected to severe damage with products readily available at your local hardware store
  - Every external corner (including full height and door height openings and window reveals) are fitted with a metal external angle which is then flushed onto the plasterboard which not only provides a straight finish but also resists day to day traffic bumps and knocks.
  
- **Minimise Introduction of Moisture and Waste**
  - There is almost no water used in the application of the plasterboard (only used in the glue and the jointing products) as such there is no moisture introduced to the home. In addition as there is no sand / cement / lime etc required the only waste is the off cuts of the plasterboard which is far easier to manage than excess sand and render tailings.
  - The fact that little or no moisture is introduced to the walls means that painting can be commenced almost immediately. Plastered walls often require several months to dry sufficiently before painting can commence.
  
- **Smooth Straight Finish to Window Reveals**
  - The finish inside window (and aluminium sliding doors) reveals is achieved by fixing plasterboard and an external metal angle trim piece around the window which is then flushed to the plasterboard. The result is a straight smooth finish all round the window which will not chip at the joint between the window frame and the trim.
  
- **Time proven**
  - The dry-lining system has been the standard construction practice in the UK for decades and as such has withstood the test of time. In addition the use of plasterboard wall linings (on steel or timber framed walls) is common throughout the rest of Australia – Perth is reasonably unique in its use of float and set finish for internal walls.

As a general rule, we (Accent on Homes) would be offering the plasterboard dry-lining as a painted product, which, in effect is the only thing that increases the price of the home. The reason for this is that when finished the plasterboard walls are not all white (as is the case with plastered walls) and most owners would prefer the painting to be done prior to moving in.

We are happy to credit the internal wall painting component for those people that would like to complete that part of the project themselves after handover.