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Techbuilt - FutureWall™ [ECG-Premium]

Overview

FutureWall™ is an innovative and flexible, demountable, reusable and recyclable partitioning fit-out and storage system, suitable for both commercial and office applications.

Product Description

FutureWall™ is a flexible building platform designed for use in interior commercial and office applications. The product encompasses a variety of functions, such as wall cladding, full height partitioning, low height screens, glazing, free-standing pavilions and doors.

FutureWall™ also allows the integration of furniture, storage components and function wall elements.

FutureWall™ is framed with aluminium (approx. 50% recycled content) and uses a melamine faced E0 particleboard panel (approx. 70% recycled content). Shelving, joinery and function wall elements such as pin boards and whiteboards can be easily integrated into the system.

FutureWall™ integrates well with different insulation types, suiting the most specific acoustic requirements. Techbuilt maintain that the standard *FutureWall™* insulation and panel configuration will achieve an “acoustic value of Rw 37 or higher.”

The system is easily demountable and components are reusable and recyclable. Techbuilt offer a product take-back service at the end of tenancy or usable product life. This means re-use and recycling is far more achievable, which in turn has the potential to significantly reducing material-use and overall embodied energy.

Click here for *Supplier* contact details or make an enquiry directly to the supplier using the *Product Enquiry Form* at the bottom of the page.

PRODUCT SPECIFICATIONS

Options	<ul style="list-style-type: none"> Standard product uses melamine faced; E0 (compliant with JIS5908) rated particleboard panels sourced from D & R Hendersons. D & R Hendersons E0 Decolene range. A wide range of other substrates and finishes are also available, but low formaldehyde (E0 or Super E0) finishes are recommended.
Colours	Colours and Finishes as nominated by Client or Designer.
Warranty	Extended warranty options up to 15.
Expected Life	Wall panel life approximately 30 years. Any damaged panels can be unclipped and replaced. The aluminium framing is expected to last over 30 years.
Indicative Costs	Basic wall configuration from \$135 per m2, depending on wall finishes, layout, and site location requirements, etc. Please contact your Techbuilt representative for specific project costing.
Purchase Options	Supply & Install. Standard delivery time of 4 to 6 weeks.
Constituents	<p>Standard 2700mm high wall with vertical butt-jointed panels.</p> <p>One lineal metre of double-sided wall is approx 64kg, made up (by mass) of</p> <p style="padding-left: 40px;">87.85% - Particleboard woodpanel with melamine facings – both post industrial content (62%) and post consumer content (9%).mixture of recycled woodfibre feedstock</p> <p style="padding-left: 40px;">Aluminium framing and fixings – ~50% recycled content, 10.45%</p> <p style="padding-left: 40px;">PVC Plastic panel clips – 1.39%</p> <p style="padding-left: 40px;">Insulation (polyester) – 80% recycled content, 0.31%</p>
Technical Specifications	Click here to view technical specifications.
National & International Standards	<p>JIS A5908</p> <p>JANS 22</p> <p>AS 1859</p>
Country of Origin	Manufactured in Australia.
Projects	Techbuilt has successfully completed projects in Victoria, NSW, South Australia, ACT & Western Australia.
Preparation	<i>FutureWall™</i> shares a similar installation process to a conventional plasterboard partition, but benefits in its ability to be faster and cleaner through the use of pre-finished board and clip-in panel fixing.

ECOSPECIFIER LIFE-CYCLE ASSESSMENT

INTEGRATED DESIGN AND POLICY ISSUES

FutureWall™ is a suite of interior fit-out solutions, utilising pre-fabricated aluminium framing, pre-finished wall panels, free-standing pavilions, glazing systems, hinged and sliding doors, together with integrated storage and furniture.

FutureWall™ can be recycled and reused and has the ability to be assembled and disassembled, making the relocation and replacement of parts an easy operation. It also provides design freedom and flexibility. This unique integrated system uses a patented furniture stud connector that interlocks into the stud, allowing for attachment of custom made joinery, benches and system furniture. This allows for an integrated office solution design, and in comparison to conventional fit out techniques, minimises raw material usage.

Unlike most modular screen based systems, attachment to the *FutureWall™* system is not restricted to a pre-determined height or incremental height. Instead, the *FutureWall™* design allows for unlimited adjustment along the height of the wall.

Unlike plasterboard alternatives, *FutureWall™* can be reconfigured, remodeled, dismantled and removed from site, allowing the product to be re-installed at another location. The impact resistant melamine faced particleboard panels are very durable and are designed to last up to 30 years. As such, this hard wearing system can endure multiple leases and can successfully be re-used or recycled throughout the economic life of a typical commercial building.

Easy demountability allows for the adaptability of spaces in a commercial context.

HUMAN HEALTH

Health

A small amount of plasticised PVC is used to attach the wall panels to the aluminium framing. The quantities involved in this system are not significant in a general use context; however, PVC is a contentious material nevertheless.

See **Glossary** for all associated health impacts.

Comfort

Not applicable.

Indoor Environment Quality

The product contributes to healthy Indoor Air Quality (IAQ). The particleboard wood panel used in this wall system is E0 rated and has low formaldehyde content (0.3mg/L), which meets Australian and Japanese Industry standard (AS1859.12004 & JIS-1460 F4). Ultra low emission Super E0 rated board can also be supplied upon request.

The *FutureWall™* system also eliminates the need for glues, adhesives and paints, which all have the potential to be a source of high VOC emissions. The reduction in of VOC emissions means that *FutureWall™* qualifies for Green Star™ credits. If however, different finishes are requested by a client, VOC's may vary depending on the chosen materials, thus Green Star™ credits might not be available.

Electromagnetic Radiation

Not applicable.

Safety

Not applicable.

Accessibility

Not applicable.

ECOLOGICAL QUALITY

Terrestrial

Emissions - Responsibly grown and managed forests sequester more CO₂ than they emit during their growing phase. Wood products are carbon sinks, whereas most other products produce net carbon emissions such as aluminium, plastic and steel, thereby reducing the toxic and pollutant impacts of wood on the terrestrial environment.

FutureWall™ contains up to 10.45% aluminium. The production of alumina from bauxite ores uses a chemical treatment, known as the Bayer Process (see **Glossary**). The alkaline mist associated with this process may have adverse land and vegetation impacts. However 50% of aluminium used is recycled content and the frame itself is fully recyclable at end of life, offsetting some of these emissions.

Physical – Impacts to the terrestrial environment from forestry include loss of topsoil and reduced soil productivity due to nutrient loss, loss and fragmentation of vegetation and habitat for ecological communities. Recycled content reduces the amount of new logs required and therefore the area of land cleared.

PVC and polyester are originally derived from petroleum based polymers. Petrochemical extraction can cause localised terrestrial disturbance around oil fields, via mining infrastructure and subsidence. However, the product contains a low level (1.7%) of these materials, together with a significant amount of recycled polyester (50%), notably reducing these impacts.

Extraction of bauxite results in the removal and stockpiling of topsoil, sub-soil and sand, and removal of overburden and inter-burden, resulting in modified soil/sand profiles, topography, and drainage.

Aquatic

Emissions – Aquatic pollution occurs from nutrient losses associated with deforestation. The use of 1080 poison baiting, in some timber schemes also has associated Risk Phrases which identify the substance to be very toxic to aquatic organisms. The use of FSC-certified wood, manages this issue, through stern legislation that prohibits the use of surface toxic baiting, avoiding aquatic impact.

The extraction of bauxite and production of aluminium has localised emissions to aquatic environments around production facilities.

Physical – Petrochemical extraction can cause localised aquatic disturbance around oil fields via mining infrastructure and dredging of the seabed. Petroleum extraction and distribution can also contribute to oil spills at sea. However, impacts can be minimised by product containing minimal amounts of these materials and an increased level of recycled polyester content.

Atmosphere

Greenhouse (GHG) – The greenhouse emissions from the system are not greatly significant, but the long life, reusability and adaptability of spaces this system facilitates and the Manufacturer Take-back options provided, offers ample opportunity for the recovery of the GHG investment.

Greenhouse intensity – *FutureWall™* has a green house gas intensity of 28.17kgCO₂/m² or 76.07kgCO₂/lineal metre*

One lineal metre of a standard 2700mm high wall with vertical butt-jointed panels is approx 64kg.

*Intensity figures used for constituents are a combination of specific and proxy data sourced from Bath University, United Kingdom. Figure could be fractionally less, due to the recycled content of the particleboard.

Transport intensity – *FutureWall™* is manufactured in Australia. Local manufacture minimises GHG emissions associated with international transport.

Table below provides land transportation greenhouse intensity figures to help calculate the greenhouse gas intensity of land transportation from shipping port.

Light commercial vehicle	Rigid Truck	Articulated Truck
0.001451 kgCO _{2e} / kg.km	0.000195 kgCO _{2e} / kg.km	0.000169 kgCO _{2e} / kg.km

Transport intensity figures sourced from Australian National Greenhouse Gas Inventory 1990, 1995 and 1999 and WWF International, Inland Navigations and Emissions, 2005.

Operational efficiency – Product has some thermal properties helping to minimise building heating and cooling requirements.

Re-use Efficiency – *FutureWall™* is designed to be reused.

Toxics and Pollutants – Although PVC is issued in very small quantities, PVC is highly toxic in small quantities if burnt and is known to generate Hydrochloric acid (HCl) and dioxin emissions. Emissions from ethylene production consist primarily of ethylene and propylene. The process of alumina refinement generates plant emissions, including coal dust, fugitive lime dust, alumina dust and aerosol generated from plant process liquor including fluorine/fluoride emissions that are known toxins.

Ozone Depletion – Insulation used in wall system contains no ozone depleting potential (ODP) materials (provided standard Tontine Fibres insulation is used).

Urban Heat Island Effects – Not applicable

Noise – Standard product (using Tontine’s TSB4 insulation) results in acoustic value of Rw 37 or higher.

The *FutureWall™* system can achieve acoustic results exceeding Rw 50 with modified construction techniques and products (unverified manufacturer claim - please contact Techbuilt directly for further details).

Biodiversity

Timber and wood products can be among the most environmentally destructive from a biodiversity and ecological quality point of view. The main issue being forestry practices. Poor forestry practices can lead to biodiversity loss and fragmentation of vegetation and habitat for ecological communities. The overall biodiversity impacts associated with this product will be greatly reduced as a direct result of the post industrial and post consumer recycled content (70%) of the timber used in the product.

Particle board wood panel timber used in this wall system is sourced from feedstock containing 70% recycled content , however timber is not chain of custody (CoC) certified and hence does not meet Green Star Sustainable Timber credit requirements. See also *Issues of Concern* below.

Reuse potential and recycled content minimise the following. Bauxite mining leads to modified soil profiles, topography and drainage which impacts natural vegetation and biodiversity.

RESOURCE DEPLETION

Resource Efficiency

FutureWall™ contains aluminium (up to 10.45%) with approx 50% recycled content. Aluminium is the third most abundant metal on Earth and the most abundant in the Earth’s crust. The primary mineral source for aluminium is bauxite ore, a non-renewable mineral resource with an estimated supply of 180 years based on current Reserve Life Index (RLI) (Source: Meyer, 2004, Availability of bauxite reserves, Journal of Natural Resources Research, p. 161). However as stated above, use of virgin material is limited and offset.

Particleboard Wood flake is sourced from softwood plantation timbers with a recycled content of approximately 70%, containing both post industrial content (62%) and post consumer content (9%).

Insulation (generally sourced from Tontine) used has approximately 50% post consumer, recycled PET content.

Embodied Fossil Fuel Energy

Commercial office fit out is responsible for a major part of the embodied energy of office buildings, caused largely by the relatively short life-spans of tenancies in commercial buildings. While aluminium is a relatively high embodied energy material, it is fully recyclable and the re-usability of the frame means that the embodied energy of the initial frame can be diminished over the multiple re-uses of the framing. Moreover, the aluminium used by Techbuilt already contains a recycled content of approximately 50%.

FutureWall™ has an embodied energy of 549MJ/m² or 1481MJ/Lineal metre*

One lineal metre of a standard 2700mm high wall with vertical butt-jointed panels is approx 64kg.

The above EE figures mean that the flexible and demountable *Techbuilt-FutureWall™* system would only need to be reused once, before having a reduced embodied energy benefit.

*Intensity figures used for constituents are a combination of specific and proxy data sourced from Bath University, United Kingdom. Figure could be fractionally less, due to the recycled content of the particleboard.

Transport Intensity – Product is manufactured in Australia. Local manufacture minimises energy associated with international transport.

Embodied Water

Information not available.

Durability

A highly durable system built up from particleboard and aluminium components.

Reusability

The product is easily assembled and disassembled for relocation or refit, onsite or elsewhere, thus has a high degree of re-use potential.

Repairability

The modular, demountable nature of *Futurewall™* means any damaged component can be easily removed and replaced, without having to discard any other usable parts.

Design for Dematerialisation

Futurewall™ can significantly reduce the amount of materials used for office fit-out purposes. The system not only allows integration of storage, shelving, joinery and function wall elements such as pin boards and whiteboards into the total *FutureWall™* solution, but the adaptability benefits to building reuse are significant as potentially are the dematerialisation benefits of reduced resource waste due to fit-out 'churn'.

Design for Disassembly

Futurewall™ System components have been developed to offer easy and efficient disassembly and facilitate maximum re-use with material used predicated on providing a positive salvage value at the end of its use.

Recyclability

Aluminium (frame & fixings) is 100% recyclable. Repeat recycling of this material does not reduce its quality. Should also progress through multiple re-use cycles before necessity of base metal recycling arises.

Maintenance

FutureWall™ has similar maintenance requirements to that of any melamine surface.

Product Takeback Scheme

Techbuilt offers a product take-back service, where they will remove and re-use *FutureWall™* (under separate commercial arrangement with customer) making the re-use of the system far more likely. Multiple life uses of this system will significantly reduce its overall embodied energy.

Extended Producer Responsibility (EPR)

Yes a product take-back scheme is offered.

CORPORATE AND SOCIAL SUSTAINABILITY

Audits and Environmental Reporting

No.

Convictions

No information available.

Environmental Policy

Yes.

Social Enhancement Programs

No.

Technology Transfer Programs

No.

Environmental Management Systems (EMS)

Techbuilt incorporate a waste minimisation and recycling Environmental Management System. All materials that can be re-used will be re-used and all materials that can realistically be recycled will be recycled.

ECOSPECIFIER ISSUES OF CONCERN / RED LIGHTS

Issue of Concern

FutureWall™ claims to use certified feedstock, but does not have CoC certification. Various timber certification schemes are currently in operation in regards to the sustainable and responsible management of forests as sources of wood. According to **ecospecifier**, an analysis of the various timber certification schemes reveals that the Forest Stewardship Council (FSC) is the most rigorous and robust certification, due to the stringent criteria followed, (e.g. FSC is the only scheme based on a clear set of min. performance based criteria, prohibits the conversion of forests to plantations, and also prohibits the use of GMO trees and toxic baiting). See Timber Technical Guide for further information.

Red light comment

Minor OH&S Issue: Wood dust is classified as carcinogenic (group 1) to humans by the IARC. As the product is used in solid form it is not considered to be of risk in use. This *red light comment* relates to OH&S, if machining, sawing, drilling, routing, laser cutting or sanding is to be done of the particle board wood panel before it becomes part of the wall system there are effective precautions that can be taken to minimise dust level exposure resulting from such activities, such as personal protective equipment (PPE).

ECOSPECIFIER GREENRATE GREEN BUILDING SCHEME PRE-ASSESSMENT

National Australian Built Environment Rating System (NABERS) Compatibility

Product does not assist in the achievement of credit points under this rating tool.

BASIX Building Sustainability Compatibility

Product does not assist in the achievement of credit points under this rating tool.

Green Star™ Office Interiors Version 1.1 Compatibility (see disclaimer below)

MANAGEMENT

Man-6: Waste Management during Tenancy Fit-out

INDOOR ENVIRONMENT QUALITY

IEQ-10 Note 1: Internal Noise Levels

IEQ-11 Note 1: Volatile Organic Compounds – Adhesives and Sealants

IEQ-11 Note 1: Volatile Organic Compounds – Paints

IEQ-12: Formaldehyde Minimisation

MATERIALS

Mat-3: Walls and Partitions_(also see material calculator below)

Green Star™ Mat-3 Walls and Partitions Calculator for 100% of Walls and Partitions in Fit-out *

Length of Wall or Partition (m)	Eco Preferred Content	Durability	EMS?	EMS ISO 14001 Certified?	Product Stewardship	Modular	Designed for Disassembly	Points Available
1	≥20%	≥10yrs	Yes	No	Yes	Yes	≥90%	3

*Modified by ecospecifier for presentation purposes. Source – Green Star Office Interiors v1.1 Rating Tool

EMISSIONS

Emi-2: Insulation Ozone Depleting Potential [1]

Green Star™ Office Design Version 2 Compatibility (see disclaimer below)

INDOOR ENVIRONMENT QUALITY

IEQ-12 Note 1: Internal Noise Levels

IEQ-13 Note 1: Volatile Organic Compounds – Adhesives and Sealants

IEQ-13 Note 1: Volatile Organic Compounds – Paints

IEQ-14: Formaldehyde Minimisation

EMISSIONS

Emi-9: Insulant ODP [1]

Green Star™ Office Design Version 3 Compatibility (see disclaimer below)

INDOOR ENVIRONMENT QUALITY

IEQ-12 Note 1: Internal Noise Levels

IEQ-13 Note 1: Volatile Organic Compounds – Adhesives and Sealants

IEQ-13 Note 1: Volatile Organic Compounds – Paints

IEQ-14: Formaldehyde Minimisation

MATERIALS

Mat-9 Note 1: Designed for Disassembly

EMISSIONS

Emi-4: Insulant ODP [1]

[1]Note: this credit is only applicable if the standard Tontine Fibers Insulation is used which contains no ODP in composition or in manufacture.

Green Star™ Retail Centre Version 1 2008 Compatibility (see disclaimer below)

INDOOR ENVIRONMENT QUALITY

IEQ-7 Note 1: Internal Noise Levels

IEQ-8 Note 1: Volatile Organic Compounds – Adhesives and Sealants

IEQ-8 Note 1: Volatile Organic Compounds – Paints

IEQ-9: Formaldehyde Minimisation

MATERIALS

MAT-3: Recycled Content and Re-used Products and Materials

Mat-8 Note 1: Designed for Disassembly

EMISSIONS

Emi-4: Insulant ODP [1]

[1]Note: this credit is only applicable if the standard Tontine Fibers Insulation is used which contains no ODP in composition or in manufacture.

Green Star™ Education Version 1 2008 Compatibility (see disclaimer below)

INDOOR ENVIRONMENT QUALITY

IEQ-7 Note 1: Internal Noise Levels

IEQ-8 Note 1: Volatile Organic Compounds – Adhesives and Sealants

IEQ-8 Note 1: Volatile Organic Compounds – Paints

IEQ-9: Formaldehyde Minimisation

MATERIALS

Mat-3: Recycled Content and Re-used Products and Materials

Mat-8 Note 1: Designed for Disassembly

EMISSIONS

Emi-4: Insulant ODP [1]

[1]Note: this credit is only applicable if the standard Tontine Fibers Insulation is used which contains no ODP in composition or in manufacture.

Green Star™ Industrial Compatibility (see disclaimer below)

INDOOR ENVIRONMENT QUALITY

IEQ-7 Note 1: Internal Noise Levels

IEQ-8 Note 1: Volatile Organic Compounds – Adhesives and Sealants

IEQ-8 Note 1: Volatile Organic Compounds – Paints

IEQ-9: Formaldehyde Minimisation

MATERIALS

Mat-3: Recycled Content and Re-used Products and Materials

EMISSIONS

Emi-4: Insulant ODP [1]

[1]Note: this credit is only applicable if the standard Tontine Fibers Insulation is used which contains no ODP in composition or in manufacture.

Green Star™ Multi Unit Residential Version 1 2009 Compatibility (see disclaimer below)

INDOOR ENVIRONMENT QUALITY

IEQ-7 Note 1: Internal Noise Levels

IEQ-8 Note 1: Volatile Organic Compounds – Adhesives and Sealants

IEQ-8 Note 1: Volatile Organic Compounds – Paints

IEQ-9: Formaldehyde Minimisation

MATERIALS

Mat-3: Recycled Content and Re-used Products and Materials

Mat-8 Note 1: Designed for Disassembly

Mat-14 Note 1: Internal Walls

EMISSIONS

Emi-4: Insulant ODP [1]

[1]Note: this credit is only applicable if the standard Tontine Fibers Insulation is used which contains no ODP in composition or in manufacture.

Green Star™ Healthcare Version 1 2009 Compatibility (see disclaimer below)

INDOOR ENVIRONMENT QUALITY

IEQ-7 Note 1: Internal Noise Levels

IEQ-8 Note 1: Volatile Organic Compounds – Adhesives and Sealants

IEQ-8 Note 1: Volatile Organic Compounds – Paints

IEQ-9: Formaldehyde Minimisation

MATERIALS

Mat-3: Recycled Content and Re-used Products and Materials

Mat-8 Note 1: Designed for Disassembly

Mat-14 Note 1: Ceilings, Walls and Partitions

EMISSIONS

Emi-4: Insulant ODP [1]

[1]Note: this credit is only applicable if the standard Tontine Fibers Insulation is used which contains no ODP in composition or in manufacture.

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ASSESSMENT COMPARISON

Standard walls/partitioning and storage systems.

KEYWORDS / ALTERNATIVES

Wall systems, FCS, fit-out, modularity, recycled content, walls and partitions, design for disassembly, wall system, cladding and screens

RELATED TOPICS

Adhesives & Sealants

RELATED KNOWLEDGE BASE ARTICLES

Ecospecifier Eco Priority Guide: Walls

Ecospecifier Eco Priority Guide: Timber and Wood Products

Ecospecifier Eco Priority Guide: Insulation
Technical Guide 4: Thermal Mass & its Role in Building Comfort and Energy Efficiency

CSI / SPECPACK CATEGORY & NUMBER

09 70 00 Wall Finishes

NATSPEC CATEGORY AND NUMBER

0431 Cladding - combined

0434 Cladding - panels

ASSESSMENT CRITERIA SATISFIED

ENERGY/GREENHOUSE
<ul style="list-style-type: none">• Low energy in production• Potential less GHG/ODP downstream x
HABITAT & LAND
<ul style="list-style-type: none">• Reduced terrestrial impact x• Reduced aquatic impact x
RESOURCE DEPLETION & EFFICIENCY
<ul style="list-style-type: none">• Post-Industrial recycled content x• Post-consumer recycled content x• Take-back/ product stewardship x• Extended Producer Responsibility (EPR) x• Abundant x• Reuse potential x• Eco Packaging• Reduced transport energy x• Least Processed Materials• Agricultural By-products• Rapidly Renewable Product• Reduced Material Use x
HUMAN HEALTH
<ul style="list-style-type: none">• Low/Reduced Offgassing x• Reduced EMR• Reduced toxics or carcinogens x
REDUCES POLLUTION

- Reduced Life Cycle Toxicity x
- Reduced Life Cycle Carcinogen x
- Reduced Smog: Reduction

OTHER VITAL SIGNS

- Australian Standard x
- MSDS
- Ecolabel
- ISO 14001 Certification
- Independent LCA
- Independent Verification x
- Doc Manuf Claim x
- Environmental Info about product x
- Environmental Policy

SUPPLIER / MANUFACTURER DETAILS

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Has the manufacturer / supplier subscribed to lead listing option? Y/N

If yes, tick "collect leads" box when creating supplier page

State Availability (tick boxes):

When uploading product tick relevant boxes for state / other country availability.

For UAE website, tick UAE.

****DO NOT INCLUDE IN THE BODY OF TEXT****

Attached files:

Other Information:

Information last verified on 22/07/2010.