



The curved lintel area had badly deteriorated



Scaffolding gave access to south and west faces



The west elevation approaches completion

Residential beach facade repair and protection

The problem: Located on the northern end of Bondi Beach the building had rendered brickwork and timber framed windows. It was suffering from severe deterioration due to its location near the ocean.

The constraints: Sufficient funds were not available to repair the entire building. Numerous options had to be developed and specified to bring the project forward. The building was to be fully occupied during the works and safe pedestrian access had to be maintained. The condition of the supporting steel window columns to the southern elevation were unknown.

The solution: A negotiated financial arrangement was set up between our company and the owners allowing two elevations to be repaired and with new windows installed. On site management and liaison systems ensured the residents were not inconvenienced whilst allowing for the work to flow.

The methodology: A fixed scaffold was erected to the two elevations and the old lintels removed and replaced with prestressed clay lintels, new flashings

and where required additional brickwork repair. All delaminating render was removed and stainless steel brick ties inserted into the brickwork. New render was applied to the prepared areas. Seventy old timber windows were removed progressively and new Duratec coated aluminium windows installed. The façades were then cleaned down and prepared for the application of a waterproof membrane coating system. Fortunately no major corrosion activity was found in the window columns. Some minor roof work was carried out and also repairs to detailed corbel brickwork along the western elevation.

The result: The two elevations are now in a stable condition, structurally sound, with no defects and fully protected against the local harsh environment. Also the aesthetics of the building are now greatly improved.

Project consultant: Bellmont Facade.

Contact: Bill Moisidis (02) 9518 0775.

Completion: March 2008.

09 July 2008

BELLMONT

TO WHOM IT MAY CONCERN,

RE: CLIENT REFERENCE FOR PRESERVATION TECHNOLOGIES

On behalf of the Owners Corporation SP 22665, 230 Cambell Parade Bondi Bellmont Façade Engineering were engaged to tender a façade remediation contract to a number of specialist contractors. Preservation Technologies were awarded the contract. Following an extensive negotiation process, including the provision of financial incentives to the clients by Preservation the works proceeded. The scope broadly consisted of;

- Installation of a fixed scaffold system to the facades
- Removal of all existing window lintels and installing new lintels along with repairs to brickwork
- Installation of brick ties to the external walls
- Removal of defective render and reinstatement of new render
- Removal of all windows and replacing with new fit for purpose aluminium windows. This included some special requirements for individual owners as well as changes in window configuration to one elevation
- Cleaning the façade, priming and application of a waterproof membrane façade coating

As with many remedial projects some technical issues arose which required practical cost effective solutions. Preservation acted professionally in all these matters and provided timely, economical solutions.

Overall the project was managed professionally, safely and delivered to a high quality finish.

I am happy to provide a reference for Preservation Technologies.

Kind Regards,

BELLMONT FAÇADE ENGINEERING PTY. LTD



Bill Moisisdis MIE AUST
Director – Building Diagnostic & Engineering Services

Building Diagnostics

Water Ingress Investigations

Rope Access Inspections

Material Failure Analysis

Project Management

Civil/Structural Engineering