



Eddy Avenue elevation prior to repair



Nearing completion repair and protection



Freeman Road brick facade repointed and cleaned

Chatswood brick facade strengthened & upgraded

The problem: A detailed investigation of all facades revealed severe deterioration of the brickwork mortar bed due to poor quality control over the mortar mix originally. This called into question the brickwork's structural adequacy. Paint was peeling and deteriorating on the walls. At ground level, terraces needed to be membraned to prevent water ingress into the car park below. Render was cracking and delaminating. Internal works and concrete repairs in the car park were also needed.

The constraints: The work generated dust and noise and, with the building fully occupied, co-ordination with the residents was difficult. Balconies were closed off for long periods, potentially testing residents' patience even further.

The solution: A fixed scaffold system was set up to a quarter of the building and moved once a section was finished, so minimising disruption to residents. Regular meetings with the owners' committee kept residents abreast of the site situation.

The methodology: Before starting an area, it was

fully protected to minimise damage. The team repointed all external skin brickwork and installed stainless steel brick ties, including some into concrete elements. They replaced delaminated render with a polymer render system and finished it ready for painting. Peeling paint and delaminating bagging was water blasted, prepared and coated with a waterproof membrane system. Tiles and screeds to two large terraces were removed, the areas prepared and membraned with a PVC system before re-tiling. Minor works and concrete repairs were followed by a major site cleaning exercise to return the building as new back to the owners.

The result: Notwithstanding technical issues with repointing and brick tie installation and additional rendering work, the project was successfully completed to a high quality finish.

Project consultant: BAAM Consulting

Contact: Grahame Vile, 0428 497 161

Completed: October 2008

3 August 2010

Our Ref: BS030035

TO WHOM IT MAY CONCERN

**Re: The Highlander SS 63393
6-8 Freeman Road, CHATSWOOD**

In September 2007 the owners of Strata Plan 63393 engaged the services of Preservation Technologies to restore various defects to the common areas, façade and associated internal and external areas of the property at the above address.

Defects affecting the structure of the building included failure of coating on façade brickwork, low quality mortar in brick joints, failed tiling to terraces, internal render repairs, render repairs to the façade and other sundry items.

BAAM Consulting was engaged to oversee the remedial works. As a residential building, consisting of some 48 Units, challenges of coordinating with owners and tenants, restricting access to balconies, creating dust and noise all were all part of the project.

Preservation Technologies were able to find effective solutions to these problems, in order to minimise disruption and keep residents fully informed of progress.

John O'Connell and his team carried out the remedial works in a professional manner, demonstrating attention to detail, and a quality remedial result was achieved.

I provide this reference for Preservation Technologies with full confidence of working with them again on future projects.

Yours faithfully,

**BA
AM** CONSULTING
helping manage your assets



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Director