



*Application of protective coating to western elevation under way*



*All roof areas had to be accessed for coating and waterproofing works as well as metalwork replacement*

## Harbour-side tower building gets protection

**The problem:** Sitting high over The Rocks, the Harbour Bridge and Opera House, this prestigious hotel and apartment building had been subjected to the usual mechanisms of coating deterioration for over ten years. The owners had Belmont Facade Engineering inspect the building for defects, and provide a specification for repair and protection. The inspection found some concrete deterioration and failure of the coating, but in general the existing system was in reasonable condition.

**The constraints:** The work had to be undertaken from the building maintenance unit except for a section of the northern elevation. The building was fully occupied requiring strict adherence to safety, security and noise control standards. The roof could only be accessed via internal lifts and then along an occupied floor level and finally up a number of stair levels to the plant area. The impact of high winds and extreme heat also played a part in determining the productivity of the works and the application of the coating system.

**The solution:** Skilled teams accustomed to working at heights were the key to completing the project

to meet the program and client expectations while undertaking additional work at roof level.

**The methodology:** Elevation by elevation, the teams first undertook concrete repairs then waterblasted the surface. They applied protective membrane coating in two coats to all concrete elements. In addition, the coating was applied to all roof areas with some areas requiring additional access systems. Roof signage was also cleaned. Above the sloping roof areas, the team membraned a flat level roof and replaced and painted missing and deteriorated metalwork. They cleaned the roof area pathway, membraned the gutter and painted the concrete.

**The result:** Project successfully delivered and the building protected for another ten years.

**Project engineer:** Bill Moisisdis

**Contact:** 02 9518 0775

**Completed:** March 2007

26 March 2007

# BELLMONT

Preservation Technologies  
PO Box 423, Camperdown  
NSW 1450

*ATTENTION: JOHN O' CONNELL*

## RE: PRESERVATION TECHNOLOGIES SPECIALIST REMEDIAL CONTRACTOR

One of Sydney's most prestigious apartment complexes - Quay West Apartments was identified as requiring remedial works to its facade to address reinforcement corrosion issues and UV degradation of the existing coating.

Subsequent to the tender process, Preservation Technologies were engaged based on their experience with remedial facade projects, application of coatings and their ability to work in a highly visible environment in a professional manner.

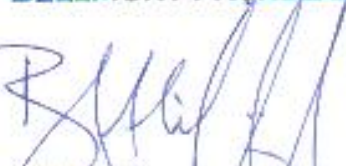
Where structural distress of facade concrete members was identified, they reinstated the concrete's integrity using polymer modified repair mortars as per the requirements of the specification. Subsequently, the entire building was cleaned, prepared and coated with a high quality elastomeric coating.

The works were completed in a professional manner and we were most satisfied with the methodology and programming during this project. As with all buildings - but particularly with high profile buildings, compliance with Council and Statutory Authorities was critical for the duration of the project - and this was coordinated and complied with by Preservation Technologies.

The workmanship and professional aptitude of Preservation Technologies was evident on this project and we would recommend their services on any Remedial Project they wish to be involved with.

Kind Regards,

**BELLMONT FAÇADE ENGINEERING PTY. LTD**



Bill Moisisdis MEMBER  
Director - Building Diagnostic & Engineering Services

Building Diagnostics

Water Ingress Investigations

Rope Access Inspections

Material Failure Analysis

Project Management

Civil/Structural Engineering