

# Glen Ayr Façade Restoration

**Address:** Bondi Beach, Sydney

**Value:** \$675k



## Overview

Glen Ayr, a three-storey walk up apartment building consists of 19 apartments with ground floor retail and a café.

The deterioration of façade brickwork and mortar joint erosion had compromised the structural integrity of the façade and required extensive restoration to provide structural stability as well as improving the overall aesthetics.

Other works included essential renovations to windows, external plumbing repairs and the repainting of the building.

## Challenges

- Working on an occupied residential building.
- Limiting disruption to residents and ensuring commercial tenants could continue trading.
- Managing a working site during the changing impacts of the Covid pandemic.
- Access to site, limited storage and no parking in the surrounding area.

## Services

TPS was engaged to finalise the procurement process to engage a Principal Contractor to undertake the restoration works.

TPS also provided project management and superintendent services, monitoring time, cost and quality of the works and substantial stakeholder management.

## Highlights

- The repointing of the brickwork and installation of the cavity ties along with the colour matching of patching carried out to the brickwork.
- Stakeholder management and the relationship developed with the café owner to allow works to be undertaken whilst he remained operational.
- The builder's commitment to complete the project to the client's satisfaction.