

LaHC Merewether Façade Upgrade

Address: Newcastle, NSW

Value: \$6.7 million



Overview

One of NSW Land and Housing Corporation's (LaHC) social housing properties, the Merewether Estate consists of seven buildings, comprising one and three storey blocks, providing a total of 126 units.

A LaHC stimulus package for the estate included funds for replacing timber windows with new aluminium windows, undertaking roof repairs, installing new security screens, brickwork repair, installation of new drainage to each building and repair of concrete spalling.

Challenges

- Working on occupied residential buildings and managing the noise impact on residents.
- Arranging contractor access to carry out repair works was particularly difficult due to Covid restrictions.
- Ensuring safe tenant access, in and around the buildings throughout the works.

Services

TPS was engaged by LaHC to provide contract administration services which included monitoring and reporting on program, cost status, forecasting and quality of the works. Substantial stakeholder management was required on this project along with variation control and management of extensions of time.

TPS also coordinated monthly project control group meetings, conducted contractor audits required by the client, and ensured all warranties and as-built documentation was handed over and defects rectified at the completion of the project.

Highlights

- Improving the aesthetics and safety of the building for residents.
- Building a quality relationship with the contractor.
- Being in an exposed position, rectifying window and façade defects to withstand the inclement weather for years to come.