

# 1 Lauderdale Avenue Façade Refurbishment

**Address:** Fairlight, Sydney

**Value:** \$6.1 million



## Overview

1 Lauderdale Avenue is located on Sydney Harbour and consists of 58 units over fifteen levels with two underground parking levels. Being built in 1968, the building's façade was outdated and required refurbishment to modernise it.

Works included removal and replacement of failing balustrade fixings, replacement of scratched/damaged glass balustrade, repainting of the external textured finish, reinstatement of external landscaping and driveway areas, repair concrete spalling, damaged timber and tiling.

## Challenges

- Working in a fully occupied residential building.
- Minimising impact on residents from noise as well as ensuring access during the works.
- Complex provisions within the contract relating to insurance and approval of variations.
- Location of the building on the waters edge meant it was greatly impacted by weather events.

## Services

TPS was engaged by the Owner's Corporation to act as Project Manager and Superintendent for the delivery of the project. Services included managing the Principal Contractor, and assessing multiple variations and extensions of times and recommending action to the client.

Extensive stakeholder communication was undertaken to ensure all issues were managed and resolved efficiently for the residents.

## Highlights

- Understanding from the residents in relation to noisy but essential works.
- All project stakeholders working together for the benefit of the project and to achieve a quality outcome.
- Due to their satisfaction with services provided, the client engaging TPS to undertake additional works on the building.