

Ways Terrace Upgrade Works

Address: Pyrmont, Sydney

Value: \$2.7 million



Overview

'Ways Terrace' opened in 1925 to provide local workers with accommodation. The complex consists of five blocks, each with four levels, providing a total of 41 residential units.

NSW Land and Housing Corporation (LaHC) identified works to be undertaken including rectifying an inadequate drainage system, sewer remedial works and new connection to council infrastructure, repairing failing damp proofing and water ingress, extensive joinery repairs to windows and doors, installation of security screens, ensuring balustrading complied with Australian Standards, significant painting to the façade and shutters as well as landscaping improvements.

Challenges

- Connecting to council's drainage infrastructure.
- Carrying out trenching works within protected tree root zones mixed with a high volume of existing utility services plus having to work around high voltage cables.
- Working in a live residential environment during the Covid pandemic, and coordinating access to units with each tenant.

Services

TPS was engaged by LaHC to provide contract administration services during construction and the defects liability period. TPS also acted as the Principal's Authorised Person.

TPS was responsible for administering the building contract, undertaking regular and critical stage site inspections, financial assessment of contract claims, monthly project reporting, budget forecasting, identifying risks, providing a photographic record of works, regular contractor performance reviews, program management, monitoring construction quality and ensuring works adhered to heritage requirements.

Highlights

- The project winning the National Trust's 2023 Conservation —Built Heritage award.
- Repairing a heritage façade to a prominent building within Pyrmont so the aesthetics were visually improved.
- Bringing the complex in line with current compliance requirements so it is a safe place for residents to live.