

# FIRE DAMPER REPLACEMENT & REPAIRS

## Wondakiah Residential Estate

### SECTOR:

Building (Existing Residential)

### PROJECT COMPLETION:

July 2019

### ADDRESS:

12 Gasworks Road,  
Wollstonecraft

### CLIENT:

R.M. Watson Pty Ltd

### VALUE:

\$1.2M

### PROJECT OVERVIEW:

Wondakiah is a unique 6.8 hectare residential estate comprising of 10 buildings and close to 300 units. Three of these buildings required extensive building and fire safety upgrade works. Bowers completed repairs to fire seals and fire dampers to bring them up to compliance with the building codes.

### SERVICES OFFERED:

Following pre-auditing of each unit to determine the precise scope of works, Bowers installed fire rated mastic seals to construction and wall joints and metal pipes. Further works included installation of fire collars to plastic pipes, installation of smoke seals to electrical cupboard doors and repairs to fire dampers.

### PROJECT CHALLENGES:

Methodical co-ordination was required to access the occupied units and quickly coordinate technicians to complete the repairs once the scope of work had been determined.

### SOLUTIONS OFFERED:

Bowers' ability to have audit staff and passive fire technicians readily available, ensured the project timing was maintained. Their technical knowledge made it easy to liaise with the Body Corporate appointed Fire Safety Engineer. Additionally, Bowers' extensive experience working in occupied buildings ensured all apartments returned to the residents in a clean and functional daily state with a minimum of disruption.

### OVERALL OUTCOME:

All works were successfully completed and documented. This included formal certification, photographic reports, product installation details and fire test reports.







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