MUSEUM TOWERS APARTMENT BUILDING, FIRE SEALS

Sydney

SECTOR:

Building (Residential)

PROJECT COMPLETION:

Dec 2022

CLIENT:

The Body Corporate

VALUE:

$500,000

PROJECT OVERVIEW:

Located in the heart of Sydney CBD, Museum Towers is a 35-floor residential and commercial complex comprising of 120 residential 2 & 3-bedroom apartments with 4 floors of commercial suites. Bowsers was engaged by the Strata Committee under the recommendation of Eagle Fire + Safety to fire rate all common area compartments and provide fire sealing service penetrations to all residential level inter-tenancy walls which span from level 10-35.

SERVICES OFFERED:

Bowsers was responsible for installing fire sealing of services and construction joints throughout the building. This was done in conjunction with a sprinkler upgrade that was undertaken simultaneously.

PROJECT CHALLENGES:

Large sections of work had to be completed within the individual units. This posed challenges for access and cleanliness within the residences. In addition, all works had to be coordinated with multiple trades: plasterers opened the ceiling spaces to permit the works to be undertaken; sprinkler fitters installed new pipework; Bowsers then completed the fire sealing; and finally, the plasterers reinstated the ceilings. This required close co-ordination of the trades with multiple stakeholders. Fortunately, the property management team was very supportive of the project. With such a large project, the documentation required for the fire safety certification is extremely detailed. Accurate record keeping was essential for this to occur.

SOLUTIONS OFFERED:

Methodical co-ordination was required with Bowsers' technicians and several trades to efficiently schedule works with minimised disruption to the apartment owners. Bowsers' unique operating systems and processes ensured they comprehensively documented all their findings for the client.

OVERALL OUTCOME:

Bowsers' highly experienced staff successfully implemented all fire sealing service penetrations and provided all the relevant fire rating and photo documentation to verify works as successfully compliant. The client is thrilled they now have sufficient baseline data and documentation verifying their building meets the relevant Australian Fire Safety Codes.









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