THE OASIS SHOPPING CENTRE, FIRE DAMPERS

Broadbeach, QLD

SECTOR:

Building (Shopping Centre)

PROJECT COMPLETION:

Late 2024

ADDRESS:

75 Surf Parade, Broadbeach QLD

CLIENT:

Precise Air Group Pty Ltd

PROJECT OVERVIEW:

Bowsers was commissioned to conduct a comprehensive fire damper audit at The Oasis, a prominent shopping centre in Broadbeach, Gold Coast, to ensure the effective maintenance of its Passive Fire Protection Services. The inspection revealed minor corrosion in specific areas and identified instances where some fire dampers did not fully comply with regulatory standards.

SERVICES OFFERED:

Following the successful completion of a previous Fire Rating project, Bowsers was contracted by Precise Air Group to audit and rectify the fire dampers at The Oasis. This comprehensive task involved upgrading over 100 existing dampers with new mechanical and intumescent fire dampers, as well as addressing non-compliant penetrations, and decommissioning dampers connected to obsolete equipment.

PROJECT CHALLENGES:

Installation challenges arose from the difficult-to-reach fire dampers, requiring scaffolding and scissor lifts for access. The location and height of many dampers posed safety challenges, necessitated longer working hours, and increased both time and labour requirements. Moreover, some damper installations were in tenant-occupied spaces, demanding careful scheduling, regular communication and coordination to minimise disruptions.

SOLUTIONS OFFERED:

To overcome these challenges, the Bowsers team carefully planned the sequencing of work, incorporated additional safety protocols and used more specialised equipment for easier access to these difficult-to-reach areas. Detailed pre-planning and continuous coordination was critical. Bowsers employed a strategic approach to scheduling, ensuring work in sensitive areas such as restaurants took place late in the evening (after hours), minimising disruption to daily operations.

OVERALL OUTCOME:

The client, along with shopping centre management, expressed high satisfaction with Bowsers' expert guidance and tailored solutions. The project was completed on schedule and within budget, thanks to Bowsers' effective communication, meticulous attention to detail, and unwavering professionalism. Their extensive expertise in managing fire and smoke damper systems in complex, high-traffic environments was instrumental in ensuring the successful outcome of the project.





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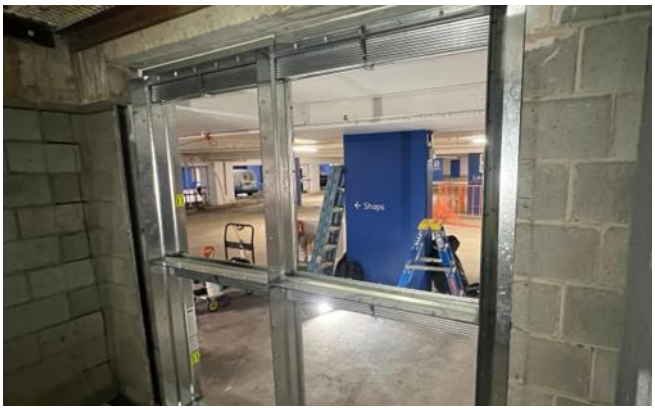



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