BOWSERS®
FIRE PROTECTION EXPERTS
SINCE 1968

Annual Maintenance of Passive Fire Systems



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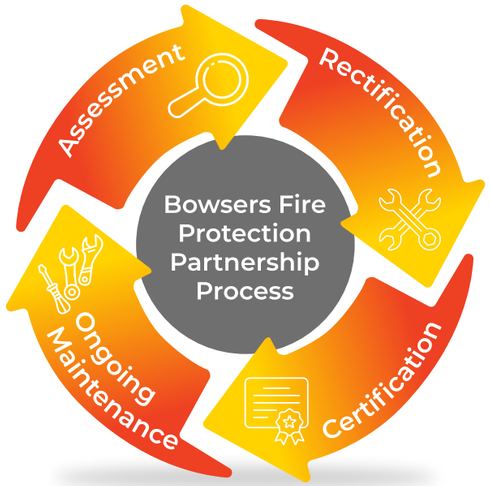
Why Choose Bowsers?

Bowsers is not simply a Passive Fire Protection contractor – **we are a trusted compliance partner**.

Clients choose Bowsers because we combine a high level of technical expertise with a professional team, many with an engineering background. Our consultative approach reduces risk, minimises disruption and delivers long-term compliance confidence, all at a cost-effective rate.

Unlike competitors who focus solely on installation or inspections, Bowsers takes ownership of the entire compliance lifecycle from assessment and rectification through to certification and ongoing maintenance. The result is clarity, consistency and peace of mind for building stakeholders.



Our Services

Bowsers delivers a comprehensive assessment, rectification, certification and maintenance program covering all key passive fire protection elements across apartments, common areas, plant rooms and basements. Our core services and areas of expertise include:

- Fire and smoke dampers
- Fire seals
- Lightweight construction
- Fire sprays

Staying true to our core expertise, Bowsers provides industry-leading solutions where our knowledge has the greatest impact, ensuring safety, compliance and peace of mind for every project.

55+ years in the Passive Fire Protection industry	**25+** Employees with 10 years average service	**90%** Repeat clients	**100%** of our work is certified to the relevant Building Codes and Standards	**1500+** projects and audits successfully completed annually



What Sets Bowsers Apart?

- **Highly qualified team.** Our professionals bring technical expertise and proven experience to every project
- **Guaranteed compliance and certification.** We maintain all required licenses and insurances and stay up to date with the latest Australian Standards, ensuring clients receive reliable and comprehensive certification
- **Client focused understanding.** We recognise the operational and budgetary constraints faced by strata committees and building management providing a seamless stress-free process
- **Clear communication and proactive consultation** throughout every stage of a project. This includes agreed scheduling that minimises disruption in occupied buildings
- **Clean, well-managed worksites** that respect residents and building occupants
- **We focus on what we do best,** delivering expert passive fire protection with precision and reliability
- **We don't just complete projects –** we guarantee them, ensuring our standards are maintained long after we depart

Why is Annual Maintenance Important?

Passive Fire Protection systems are required by law to be maintained to Australian Standards and the National Construction Code (NCC). Over time, everyday wear and tear, building works, tenant activity and environmental conditions, can compromise the effectiveness of fire-resistant barriers and systems.

Regular annual maintenance is vital because it:

- **Protects life safety,** helping contain fire and smoke long enough for occupants to evacuate
- **Preserves property,** limiting the spread of fire and reducing structural damage
- **Ensures compliance** with AS 1851, NCC and council requirements
- **Reduces liability** for strata managers, building owners and body corporates
- **Maintains insurance validity,** as many policies require proof of routine fire protection servicing
- **Identifies hidden defects** caused by renovations, service trades, deterioration, or accidental damage



Credit: iStock / Ampueroleonardo

Unique Expertise Bowsers Offers

Bowsers provides specialist services across all stages of Passive Fire Protection:

- **Comprehensive assessment of fire compartmentation** and overall building integrity
- **Identification of compliance gaps** caused by trades, ageing infrastructure, environmental conditions, or undocumented modifications
- **High-quality rectification works** aligned with current Australian Standards
- **Accurate certification and reporting** to support audits and regulatory requirements
- **Ongoing maintenance programs** designed to protect asset value and reduce future remediation costs

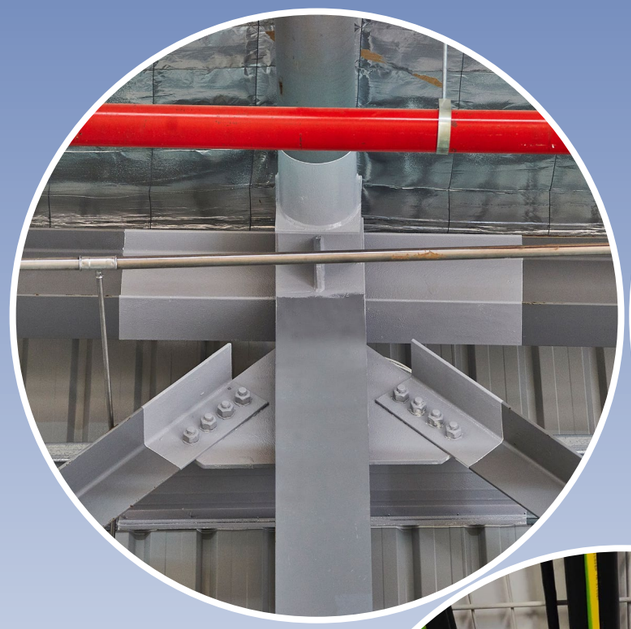
Most importantly, Bowsers understands the operational realities faced by strata and building managers, tight timelines, multiple stakeholders and the need for minimal disruption. This expertise enables us to deliver technically robust solutions while maintaining professionalism, accountability and peace of mind at every stage.

Bowsers' Core Pillars of Service



Just wanted to let you know that your team is the dream contractor a Strata can have. Your team has made an otherwise stressful experience appreciatively pleasant. Your onsite team demonstrated technical competence, professionalism, and thoughtfulness."

QUAY POINT APARTMENTS







Credit: iStock / Kokkai Ng







Case Study: Quay Point Apartments, Fire Dampers

SECTOR:
Building (existing residential)

CLIENT:
Quay Point Apartments

ADDRESS:
Point Street, Pyrmont NSW

PROJECT OVERVIEW:

Quay Point Apartments is a block of 48 units set in a prized locale set on Giba Park at the tip of Pyrmont Point capturing harbour views. Bowsers was engaged to carry out fire damper repairs and replacement within the luxury apartment complex.

SERVICES OFFERED:

Following an audit of 133 fire dampers, Bowsers conducted 33 fire damper repairs and 11 replacements ensuring full compliance with the relevant Building Codes and Australian Standards.

Bowsers completed a full scope of rectification works within a tight three-week window, coordinating closely with the client, building manager and residents to ensure smooth access and minimal disruption.

Aware of the sensitivities involved in working around occupied apartments, the Bowsers team maintained professionalism, flexibility and clear communication throughout the project. Scheduling adjustments – including weekend work – were made to accommodate individual resident needs and the team consistently arrived on time and left sites thoroughly cleaned.

Testament to Bowsers level of professionalism and service was the glowing feedback from the client that included:

“Just wanted to let you know that your team is the dream contractor a Strata can have.

Your team has made an otherwise stressful experience appreciatively pleasant.

Your onsite team demonstrated technical competence, professionalism, and thoughtfulness."



Case Study: Museum Towers Apartment Building, Fire Seals

SECTOR:
Building (residential)

CLIENT:
The Body Corporate

ADDRESS:
Castlereagh Street, Sydney NSW

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.

Bowsers successfully completed complex fire sealing works across multiple residential units, coordinating closely with several trades, including plasterers and sprinkler fitters. Careful scheduling and communication minimised disruption to residents while maintaining high standards of cleanliness and professionalism.

Accurate documentation was essential for fire safety certification. Using Bowsers’ robust systems, the team recorded all works, fire ratings, and photographic evidence, ensuring full compliance with Australian Fire Safety Codes. The client now has comprehensive baseline data and verified assurance that their building meets all regulatory requirements.



CROWN SYDNEY, FIRE SEALS

Case Study: Crown Sydney, Fire Seals

SECTOR:
Building (casino)

CLIENT:
Star Electrical

ADDRESS:
1 Barangaroo Avenue,
Sydney NSW

PROJECT OVERVIEW:

When Crown Sydney opened its doors in August 2022, they redefined luxury, entertainment and safety for their guests. Aiding in the safety, Bowsers was engaged by Star Electrical to fire rate over 1000 electrical penetrations in the Hotel, Apartments and Villas, ensuring compliance with all Australian Standards.

SERVICES OFFERED:

Bowsers provided fire seals where electrical cables penetrated compartment walls and ceilings, helping to prevent the spread of fire and smoke for a minimum of 2 hours. Bowsers was meticulous in providing installation certification and a photographic report applicable for every level where the fire rating work was conducted.

This project was of such magnitude and was being built at such a rapid rate, resulting in continuous and interim deadlines that had to be met.

It was critical to the project's success that Bowsers had a constant presence on site. This resulted in prompt prioritization, and a works schedule that met the recurring deadlines. By staging regular client meetings, Bowsers was able to adapt quickly and ensure services were installed to correct Standards and in a timely manner. The highly experienced Bowsers team was methodical in providing all relevant certification documentation corresponding to the large volume of electrical penetrations.

As a result of the exceptional workmanship and service Bowsers demonstrated during this project, Star Electrical (Crown Casino's electrical maintenance provider) appointed Bowsers to provide ongoing Passive Fire Protection services to Crown Casino.



NO.1 MARTIN PLACE SYDNEY, FIRE DAMPERS

Case Study: No.1 Martin Place Sydney, Fire Dampers

SECTOR:
Building (commercial)

CLIENT:
Charter Hall/CBRE

ADDRESS:
1 Martin Place,
Sydney NSW

PROJECT OVERVIEW:

No. 1 Martin Place is a prestigious commercial building in the heart of Sydney's CBD. Australia's leading fully integrated property group, Charter Hall and property manager, CBRE; engaged Bowsers to repair the building's many fire dampers in order to be compliant with the relevant Building Codes and Australian Standards.

SERVICES OFFERED:

Bowsers conducted fire damper repairs.

With tenancy occupation at 100% and operating 24/7, it was critical to the project's success that Bowsers' repair work did not impede on the daily operations of the tenants. Additionally, noise had to be kept to a minimum for the comfort of the Westin Hotel guests that shared the building space.

By staging regular client consultations and with the Bowsers' team showing a flexible attitude and modifying their schedule to perform works on weekends, enabled the successful completion of the repair works.

With Bowsers regular and constant client communication, as well as their experience and familiarity of working in partially and fully functionally commercial buildings, ensured a successful project result and very happy client.

Protect Your Building with Bowsers for Complete Peace of Mind

With years of experience across NSW and QLD, Bowsers is a trusted partner for strata bodies, building owners, and property managers seeking professional, compliant Passive Fire Protection maintenance. We ensure your building remains safe, resilient, and ready to perform when it matters most.

Credit: iStock / Julia Gomina



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FPA AUSTRALIA GOLD MEMBER Fire Protection Association Australia
FIRE INDUSTRY ALLIANCE
qbcc queensland building and construction commission
cm3 GREENCAP ONLINE REX SOLUTIONS
Master Builders Association MEMBER MASTER BUILDER, BETTER BUILDER
MASTER BUILDERS QUEENSLAND Proud Member
FPAS Fire Protection Accreditation Scheme Recognised Business