BELLMONT BULLETIN

BELLMONT FAÇADE ENGINEERING

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Welcome to the sixteenth edition of the Bellmont Façade Engineering newsletter— The **Bellmont Bulletin**.

This issue showcases two remedial projects we have been involved with in the latter part of this year. Both of which are restoration projects however at opposite stages of the building's life—the first building is closer to a century old and the second closer to only a decade.

Both of the projects outlined in this edition have proved to be successful for all parties involved.

Christmas is fast approaching and I take this opportunity to wish everyone a merry and safe Christmas and prosperous new year.

Bill Moisidis—Director

RAMSGATE AVENUE, BONDI

With a commanding view over Sydney's iconic Bondi Beach, this tired and dilapidated façade was requiring urgent remedial works.

Having recently managed the transformation of the neighbouring property, BELLMONT was also engaged to assess, document and deliver the necessary structural and architectural improvements to this building façade

Structural strengthening of the façade, roof parapet and roof beams was paramount to the building works, whilst also ensuring that the character and charm of the existing features were not compromised.

Preservation Technologies was enlisted as the remedial contractor working under BELLMONT's direction.

Regular meetings with the Owner's Corporation representative along with frequent inspections and updates to the Owners meant that the Owners were up to date with the works as they occurred and the structural significance of the works.

We would love for you to see it first-hand...when you are next at Bondi Beach !!!

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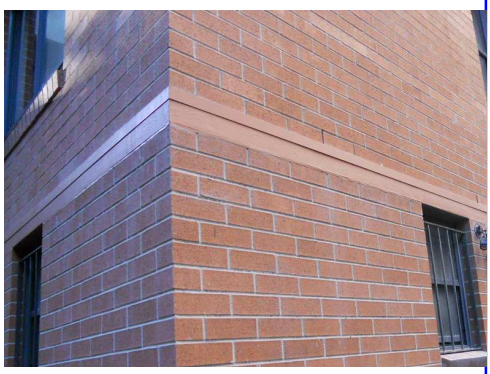
QUARRY MASTER DRIVE, PYRMONT

Located in the tranquil streets of Pyrmont, with one of the most fantastic city vistas in Sydney, this Quarry Master Drive building has been subject to major remedial renovations to rectify building fabric issues which have plagued the building since construction.

The fabric of the building was diagnosed with an extensive case of cracking and spalling render. The cause was identified by BELLMONT as being related to the poor method of isolation between differing interfacing facade materials.

BELLMONT subsequently prepared a specification, procured the tenders and commissioned Polyseal as the successful remedial Builder.

The rectification works have been scheduled for completion by the end of 2012. Regular meetings with the building committee ensure the owners are continuously kept up-to-date with all project costing and programming issues.



The remedial works to the building fabric have involved the introduction of a separation barrier between external slab edge applied render and the brickwork above and below the slab edges. Such a barrier is required to ensure that materials with differing coefficients of thermal expansion are able to expand and contract independently of each other without the movement plane being bridged.

The works will be completed before Christmas 2012—including a fresh façade coating to update and protect the reinforced concrete elements from the harsh marine environment.

WE WISH OUR CLIENTS AND FRIENDS A MERRY CHRISTMAS AND A SAFE AND HAPPY NEW YEAR!

LOOKING FORWARD TO WORKING WITH YOU IN 2013!!!