

## FAIRWAYS TOWER 1 APARTMENT COMPLEX ROOF DECK WATERPROOFING REMEDIATION WORKS

### LOCATION

39 Bow River Crescent  
Burswood, WA

### CLIENT

Council of Owners

### PROJECT MANAGER

Graham Murphy

### DESCRIPTION

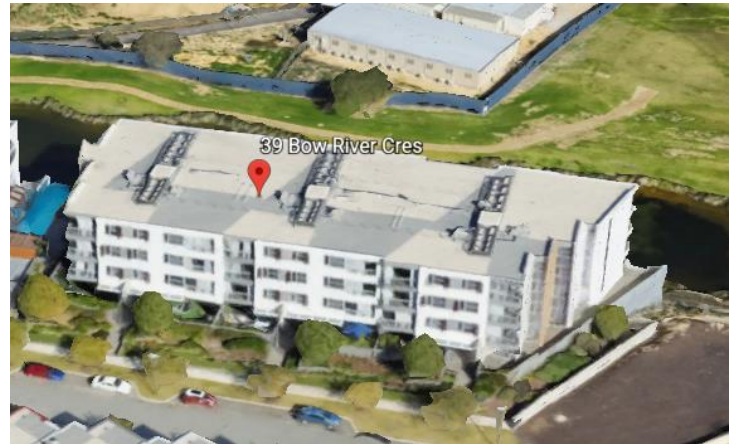
Constructed in 2008, Fairways 1 is a 4-storey apartment complex located on the Burswood Peninsula boasting views of the Perth City skyline, the Matagarup Bridge over the Swan River, the green fairways of the Burswood Golf Course and Optus Stadium. As part of the Council of Owners due diligence, it was determined that the waterproofing membrane system required replacement.

In mid 2020, BUSS was engaged by the Council of Owners to replace the existing roof waterproofing system. The work scope consisted of the following:

- Completion of a dilapidation survey;
- Remove the aggregate ballast and the existing waterproofing membrane;
- Concrete repairs;
- Surface preparation works;
- Installation of a new 2-layer trafficable torch on waterproofing membrane system;
- Complete the interface detailing between the 18 drains and the new waterproofing membrane;
- Installation of drainage cell and geotextile membrane; and
- Reinstatement of aggregate ballast.

### POINTS OF INTEREST

- Winch Davit Arm system utilised for waste removal and mobilisation/demobilisation of material & equipment;
- 1500m<sup>2</sup> deck area with 18 drains; and
- The works were completed on schedule and to budget.



*Image 1: Fairways 1 Apartment Complex – works completed on whole of roof deck*



*Image 2: Surface preparation works underway*



*Image 3: Application of primer in progress; before installation of torch on waterproofing membrane system*