



Project Location

The Peak Apartments, Haymarket, NSW

Client

Private

Commencement Date

July 2019

Completion Date

November 2019

Overview

The scope of this project involved the restoration of 20 apartments at The Peak Apartments in Haymarket following water damage caused by a burst hot-water pipe across 16 levels of the building. The works included ceiling and plasterboard repairs, replacement flooring in 17 units, skirting replacement, tiling, joinery and kickboard works, appliance reinstatement, and electrical and plumbing coordination. The project was delivered within an occupied apartment building, requiring coordination around owners' availability, residents' needs, apartment access, furniture protection, material movement, and trade sequencing.

Outcomes

Safety and Environment

The restoration works were undertaken within an occupied apartment building, requiring careful coordination of resident access, furniture protection, material movement, goods-lift use, and trade sequencing. Work was scheduled around owners' and residents' availability, and some tenants were relocated for their safety while works were undertaken. The project was completed without a reported incident.

Quality

The project involved the replacement and reinstatement of ceilings, flooring, skirtings, wall tiles, kitchen and vanity components, appliances, and affected electrical and plumbing services. Replacement flooring in 17 units was matched to existing finishes, while kickboards and other replacement elements were selected

Project Scope

- ✓ Damaged plasterboard ceilings were removed and new plasterboard ceilings were supplied and installed in several units, including painting and fire-rated plasterboard requirements where applicable.
- ✓ Water-damaged flooring and skirtings were removed, with replacement flooring installed in 17 units to match the existing finishes and damaged skirtings reinstated.
- ✓ Dishwashers were removed, stored in protected conditions, and reinstated as part of the apartment repair works.
- ✓ Existing electrical services were relocated where required, with affected fittings and appliances coordinated as part of the reinstatement works.
- ✓ Plumbing reinstatement was coordinated with the apartment repair and finishing works.
- ✓ Damaged wall tiles were removed and replaced in several units, with waterproofing tests undertaken before tiling where required by the apartment repair scope.
- ✓ Old kickboards were replaced to match existing finishes, with damaged kitchen or vanity components addressed where required.
- ✓ Apartment access and work scheduling were coordinated around owners' availability and resident requirements, with measures implemented to protect furniture and reduce disruption within the occupied building.

to integrate with the existing apartment finishes.

Timeframe

The restoration works were delivered between July and November 2019 and were completed within the timeframe agreed with the client. The works were coordinated across 20 apartments and 16 affected levels, with the repair sequence adjusted to accommodate apartment access, residents' needs, and additional damage identified as repairs progressed.

Regular Progress Updates

Project progress was documented through before-and-after photographs showing reinstated flooring, skirtings, ceilings, and kitchen areas across the apartments. Progress was coordinated across individual apartment requirements while maintaining the wider restoration programme for the building.

Project Monitoring

The project was monitored throughout the restoration process across 20 apartments, with SCE coordinating owners, residents, building management, apartment access, material movement, and trade sequencing. Additional damage identified during the repair works was incorporated into the wider programme, with scheduling and site controls used to support resident safety and minimise disruption within the operating building.











