

Balcony Remediation Works

Sequence of Works – Façade/External Wall

November 2023

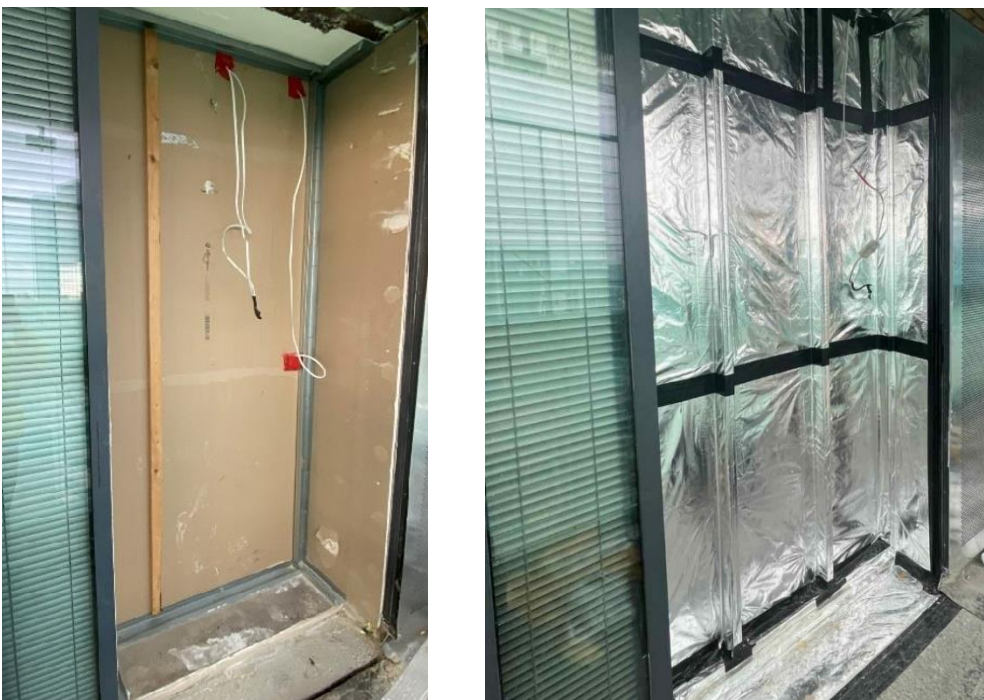
Starfish Construction have been appointed by St Georges Management Ltd to carry out the remediation works of the Non-ACM Cladding Systems to all 5 apartment blocks at St Georges Island. The term Non-ACM Cladding refers to any unsafe cladding systems on residential buildings.

This document will focus on the remediation to the external wall/façade of your balcony area. The pictures used are to demonstrate the sequence in which we will remove the existing combustible materials and works we will undertake to reinstate them with new fire rated materials.

1. Removal of existing, combustible materials.



2. Fireproofing to existing sockets/wires and installation of the vapour control barrier.



3. Fireproofing to steel columns and vents.



4. Installation of steel framing system and vertical firebreaks to compartment lines.



5. Installation of insulation and installation of board.



6. Installation of sealant membrane and window angles.



7. Installation of helping hand brackets and installation of window jamb arrangement.



8. Installation of vertical and horizontal fire breaks.



9. Installation of slab insulation and L&T rails.



10. Installation of Rock Panel.



Please note, the rock panel shown above is not yet complete. The grey face is a protective cover, and an image of the final finish can be seen by visiting the St Georges Island Resident and Leaseholder Hub under the 'Work on the Balcony Areas' section.

Further communications will be released in due course to demonstrate the sequence of works for the installation of the Soffit Panels and Decking Boards.