

# Springfield Tower



**Project:** Facade restoration and repaint

**Sector:** Facility Management



## Project Overview

Springfield Tower is a multi-storey residential strata building located in the high-density suburb of Potts Point, Sydney. With multiple elevations, balconies, and direct interface with surrounding footpaths, maintaining the condition of the facade is critical to both resident safety and the public environment below.

Anchor Safe Rope Access was engaged to deliver a staged facade restoration works, starting with a comprehensive facade inspection, followed by restoration works, and concluding with full facade repainting.

### Stage 1 – Facade Inspection

A detailed inspection was carried out across all elevations to identify and document building defects. This process established to get an overview and clear direction on priorities, staging, and budget.

Throughout the inspection, Anchor Safe's Mobile App was used to record defects, track progress, and provide our client with real-time updates, enabling remote monitoring and informed decision-making at every stage.

### Stage 2 – Facade Restoration

Following the inspection, Anchor Safe Rope Access was engaged to undertake the recommended restoration works.

Priority was placed on addressing safety-critical items, with immediate action taken to eliminate falling object risks and secure all compromised elements.

#### Key restorations include:

- **Tiled Window Sill Remediation**  
With approximately 90% of tiled sills found cracked, loose, or missing, a permanent solution was implemented to eliminate falling object risks and ensure long-term stability.
- **Glass Balustrade Safety Upgrades**  
Structural improvements were carried out to prevent glazing panels from dislodging, including the installation of additional securing mechanisms to mitigate design-related risks.
- **Concrete Spalling & Crack Repairs**  
Extensive repairs were undertaken across all elevations, particularly to balcony slabs, restoring structural integrity and preventing further deterioration.

- **Brickwork & Masonry Repairs**  
Loose, cracked, and missing bricks were repaired or replaced, including crack stitching using appropriate systems to reinforce structural performance.
- **Sealant & Waterproofing Works**  
All deteriorated and missing sealants were replaced, and critical joints were sealed to prevent water ingress.

### Stage 3 - Repainting & Finishes

Upon completion of restoration works, the building underwent full facade repainting. Protective coatings were applied to external surfaces to provide a consistent finish and extend the service life of the facade.

The works delivered a consistent, well-maintained finish across all elevations and established a clear baseline for ongoing maintenance.

To maintain transparency and provide real-time updates, all shareholders were kept informed throughout the project via the Anchor Safe live feed production Mobile App, which facilitated seamless communication and progress tracking.

### Results

The staged approach shifted Springfield Tower from reactive repairs to proactive maintenance. Immediate safety risks, including falling object hazards, were resolved early, and structural issues such as concrete spalling and cracking were stabilised to restore facade integrity.

Sealant replacement and joint sealing reduced water ingress risks, while the completed repairs and repainting enhanced the building's appearance.

Our client now enjoys a safer, more compliant asset with improved durability, lower maintenance demands, and increased building value.



*Anchor Safe Rope Access have done outstanding work and have been easy to communicate with throughout the project.*

*The report they provided was very detailed, clearly showing before-and-after photos and outlining the work carried out on the building.*

*I'd definitely recommend Anchor Safe Rope Access to other building managers.*

**Libby Cash, Building Manager**



