

Elkington Apartments



Project: Facade remediation and repaint

Sector: Facility Management



Project Overview

There is something special about working on a building with over 100 years of history. Anchor Safe Rope Access was engaged to carry out comprehensive facade remedial, waterproofing, and repainting works at Elkington Apartments.

Originally opened in 1917 as the Amusu Theatre, the building's adaptation for modern residential use requires a considered approach, addressing challenges like water ingress and facade performance while preserving its original character.

Balancing long-term structural durability with the preservation of the building's unique historic character, our team delivered a tailored solution compliant with Australian Standards, manufacturer specifications, and safety regulations.

Challenges

During initial inspections, several critical defects and moisture-related issues were identified across the 100-year-old exterior envelope:

1. Active Water Ingress

Sliding door assemblies lacked adequate head flashings, and lower insect screen brackets lacked drainage/weep outlets, causing water to pool and penetrate resident apartments during heavy, wind-driven rain.

2. Substrate Degradation & Bleeding

Unightly surface discoloration had occurred where an older polyurethane filler was overcoated before fully curing, leaching reactive oils through the finish.

3. Deep-Rooted Biological Growth

Plant matter had penetrated deeply into the internal wall cavity, threatening the building's masonry structure, retaining moisture, and risking future regrowth.

4. Age-Related Facade Defects

Exposed surface cracks, delaminating render, concrete spalling, failed window sealants, and rust staining caused by redundant metal fixtures embedded in the facade over time.

Solutions

Substrate Repairs & Preparation

Extensive concrete spalling, render defects, and surface cracking were repaired using high-performance repair compounds and flexible sealants.

Biological growth within wall cavities was treated and removed, while corroded fixtures and metal elements were restored, primed, and recoated.

Waterproofing & Water Ingress Prevention

Custom ridge cap flashings were installed above sliding door frames, with drainage improvements including precision weep hole installation to prevent water ponding.

Failed sealants, coating blisters, and deteriorated joints were removed, treated, and resealed using weather-resistant waterproofing systems.

Facade Restoration & Protective Coatings

The facade underwent a complete recoating system using premium **Dulux coatings** and **Fosroc** repair products. Specialist primers were applied to address staining and substrate challenges, while anti-graffiti protection was added to high-risk areas to preserve the heritage finishes.

Results

The remediation program completely transformed Elkington Apartments, solving urgent structural issues while restoring the 100-year-old building's character.

By installing continuous flashings, adding custom weep outlets, and applying high-pressure waterproofing primers, water ingress into residential units was fully eliminated. Our team completed the entire scope safely and efficiently without unexpected costs.



"The level of detail in the initial facade inspection was outstanding. The team thoroughly investigated the causes of the water ingress and provided a fair and transparent cost estimate.

Throughout the project, we received regular reports and weekly updates, and the team managed the works exceptionally well.

Even when issues arose beyond the original scope, the team were always proactive in finding practical solutions."

**Janet Nichol, Committee Member
Elkington Apartments**



"We're extremely pleased with the finished result. The façade has been cleaned, repaired, and restored to a high standard, and the colour matching is seamless, perfectly blending with the original finish. The team was proactive, responsive, and always quick to address our enquiries.

The overall result is flawless."

**Joanne Azzopardi, Committee Member
Elkington Apartments**



