

Tarquin – Project History

Tarquin was completed in the mid to late '70's. Early documents such as the DA were lodged in the early '70's and owners started moving in in 1978, some maybe a little earlier. We have been advised that the voting entitlement for each unit was based on the price that was originally placed on the unit – eg an entitlement of 100 represents an original price of \$100,000.

There was some confusion with the original plan and many people have commented on likely adjustments to the building as it was bedded in – mainly on the tower, and around the enclosed balconies and the enclosure of part of the balconies in the very early eighties.

It's hard to determine what major works, if any, were undertaken in the '80's but in the late '90s we see the first efforts to address developing spalling which is endemic to any of the beach area districts. Part of the problem for buildings like Tarquin (which were built in the '70's) is that there was widespread use, inside all units, of a levelling agent called magnesite which was later found to react with moisture and cause corrosion in the "reo" as it leached through the concrete.

A further problem which became evident in the 80's and 90's was cracking in walls above the fulcrum points on the cantilevered sections of the tower. These cantilevers are a feature of the building and over time this, mainly superficial, cracking has been addressed in most units through either "lateral stitching" or in more serious cases installing posts which connect the two slabs together. These remedial works have proved very successful in addressing this problem.

In the early 2000's further spalling works were undertaken. Unfortunately we have found since that when repairing spalls that we are repairing previous work which had not been done properly. Unless spalls are "chased" completely and the corroded material is eliminated, corrosion will continue to spread costing much more in the future.

We also saw the first major upgrade to elevator equipment as some of the key driving components were updated. The elevators were made and installed by Otis in the mid '70's. There are a total of four lifts – 2 in the tower and one each in the low rise buildings. In 2006 Electra came in and replaced the controllers and some other parts. The Strata Committee is currently undertaking a lift replacement/refurbishment programme as this document is being written.

The decade and a half from about 2007 to 2022 has seen a string of major maintenance works being completed around the complex. Most have been completed in partnership with our remedial engineer, Anthony Duchatel (Lighthouse Engineering) and Preservation Technologies. Tenders from four remedial companies are sought for every tender and in nearly all cases PresTech has been the successful party.

Originally there was great concern about the state of the large sliding doors on the south side of the building which had taken a terrible hammering over 30+ years. The recent 4 day "eastern low" of 2007 (when the Pasha Bulka was pushed up onto the beach at Newcastle) had exposed serious concerns about the safety of these windows which bowed inwardly alarmingly during high winds!

The problem which emerged was that a number of Owners had started to replace these windows at their Own cost because of the perceived safety issue. Windows were then the responsibility of the Strata which meant that a problem was developing – Owners who had taken it upon themselves to fix their own windows were not be happy about being levied to pay for other Owner's window replacements.

Fortunately, the strata had not then paid for any replacements so we still had some room to manoeuvre.

It was agreed the best way to deal with this problem was to transfer the responsibility for doors and window's replacement and maintenance from the Strata to the Owners. To do this we needed all 39 Owners to sign off in agreement.

Once this transfer had been agreed then it was possible for broad projects for the replacement of windows and doors to be undertaken. As of 2023 we estimate that about 30 of the 39 apartments have now updated their windows and sliding doors at their own cost although the Strata retained the responsibility to pay for hob costs.

Prior to this, however, in 2015, the problems with spalling removal on all facades had become a really serious matter. The more spalling we tried to locate and eradicate, the more we found. In the end, and on good advice from our new Engineer Anthony Duchatel, we decided to remove all the upright concrete on the balconies and replace it, essentially, with modern glass balustrades.

The Balustrade project was a very big project and saw the complete enclosure of each of the buildings at Tarquin for various amounts of time. \$4m was invested into this project and in the end, when the greens shadecloth and scaffolding was removed, Tarquin emerged looking new! 700 tons of concrete had been removed from the building much of which housed corroding "reo".

Some of the areas of concern which were identified and addressed were:

2008 – Concrete repairs to the upper floors of the tower.

2009 – East Awning concrete repairs and coatings. Repointing work, brick ties, waterproofing etc

2010 – Addressing balcony defect and west awning works (as for East Awning)

2011 – Concrete repairs, magnesite removal floor levelling works to 4 levels of the tower.

2012 – Major works to all facades of all buildings – brick ties, repointing, reinforcing works and waterproofing.

2013 – Underground waterproofing and concrete repairs to tower and CD block.

2014/15 – Major Works – Balustrades, concrete repairs, membrane tiling, drainage works façade coating finishes (as covered above). Level 1 Concrete repairs.

2016 – Further concrete repairs, magnesite removal and floor levelling.

2019 – EF magnesite removal and floor levelling.

2020 – Low Rise - magnesite removal, drainage and flashing works.

2021 - Fenestration Phase 1 – Tower properties;

2022 – Fenestration Phase 2 – Properties from all areas.

2023 – Low Rise works – addressing leaks, flashing, waterproofing, and other items.

Other major projects completed include:

- Replacing all the fencing on the property;
- Upgrade of the Meeting Room
- Upgrade and repair of Tarquin's Fire Systems
- Repair of brick driveway and footpaths