



TAB CORP BUILDING STRIP OUT

JUL 2022 - APR 2023
ALCEON GROUP
\$4.3 M

DEMEX was engaged as principal contractor to undertake this internal strip out of a nine storey office building in Albion, a Brisbane inner city northside suburb. The works involved removal of all building materials back to a concrete shell, including the external building.

PROJECT METHODOLOGY

Prior to works commencing the building was secured with a full scaffolding wrap, allowing access to remove asbestos panels, which had compressed polystyrene between them. Isolation of all services was undertaken in conjunction with service trades and once completed, removal of building materials commenced. Propping was used under a level one podium to allow a 5 tonne excavator to complete removal of pea gravel and waterproofing.

Works were conducted top down, however, constrained access in certain locations meant this was not sequential. During the works, lifts at either end of the building were kept live to allow waste materials to be removed and the crew to move up and down between work zones.

CHALLENGES

One challenging aspect of the project was the removal of 800 glass panels from the building. Each panel needed to be removed in single pieces without breakage, an exercise which was achieved successfully using an innovative technique involving a mechanical glass lifter. Other challenges presented with multiple asbestos latent condition finds, which meant the crew was required to proactively look for asbestos to avoid exposing any personnel in a location that had not been identified previously.

Additionally, removal of the asbestos sheeting in the polystyrene panels from the external surface of the building in a high wind zone was challenging.

PROJECT HIGHLIGHTS

- Principal contractor
- Innovative mechanical glass lift technique used to remove 800 glass panels
- Top down internal strip out.