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DOCUMENT ID: ATW-0000279

Waterproofing Performance Specification - 15 Victoria Avenue Broadbeach QLD L4 POOL DECK

FOR TENDER

1. DOCUMENT CONTROL

DOCUMENT ID: ATW-0000279
DATE: May 28th 2025
PREPARED BY: JAKUB JERZYNIAK
REVISION NUMBER: Revision 4

COPIES	RECIPIENTS
1. Soft copy (PDF issued by email)	Client - **Body Corporate for Victoria Square CTS 5721** Nicole Wilde (hello@thenuuco.com.au)
2. Original (Saved to digital archives)	**Leakfix** PO Box 93, Nobby Beach QLD 4218

REVISION	NOTES
Revision 1	Issued to Client.
Revision 2	Amended after discussion with Client - Service Area on the Outside instead of planters, corrected some typos, removed few redundancies. Updated hold points to include hydraulic engineer
Revision 3	Updated after the demolition. Revised based on further observations and additional destructive investigation. Removed the note on the use of low-voltage ELD; any scientifically verified method is allowed for electronic leak detection and inspection. Removed suggestions on finishes - Architectural advice have been developed by Shed Architects, Included a definition of “appointed”, “waterproofing specialist” and “waterproofing design team” also expanded on definition of “watertight”. Allowed materials substitutions to provide more flexibility for the client. Note on water ponding cost-benefit analysis.CSP profile changed (2-5)
Revision 4 - Final	Updated to reflect product preferences by GC and waterproofing contractor, notes regarding pool.

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3. GENERAL

3.1. Background

3.1.1. Jerzyniak Consulting PTY LTD, trading as Leakfix, has been engaged by Body Corporate for Victoria Square CTS 5721 (Client) to provide a Waterproofing Performance Specification for the project located at L4 15 Victoria Avenue, Broadbeach.

3.1.2. Revision 3 Notes:

Based on the information provided for the Client's reference in memo ATW-0000364, along with ongoing observations and temporary repair attempts, we propose the following adjustment to the Performance Specification:

- Now that the waterproofed L4 slab has been revealed, it is quite obvious that the slab is in far worse condition than originally anticipated. Establishing suitable substrate for waterproofing given site constraints will require coordination between waterproofing specialists and structural engineers, we believe that there are numerous complexities that have to be addressed before waterproofing can be applied.
- Given the location of the property boundary, drainage of the service area must occur through the wall as originally designed, as connecting the drainage point to the stormwater system by other means is not viable.
- Where temporary repairs have redirected water to the exterior, these modifications will need to be reversed, and the original discharge points reinstated.
- Stage 1 should be completed as a fully watertight assembly, with any necessary fall corrections addressed in Stage 2.
- Although there are active leaks in the metal roof directly above the dental rooms added during the 2018 renovation, the cause of failure and water ingress appears to be multifactorial. In my opinion, the issues stem from both poor design and substandard execution during the 2018 works.
- Initially, the box gutter was suspected to be the primary source of flooding. However, observations during heavy wind-driven rain revealed water entering through

penetrations in the façade and behind the waterproofing membrane. To effectively stop leaks into the dental studios, it is highly likely that the entire junction will need to be re-designed and rebuilt. Without this, it will be difficult to ensure reliable performance of the area beneath the metal roof. Additionally, after the Client-appointed contractor began removing the existing membrane, numerous previously concealed cracks were uncovered. These cracks are now serving as new points of water ingress into the dental offices below.

3.1.3. Revision 4 Notes:

After works commenced, GC and their waterproofing contractor discussed using a water-based PU membrane instead of the specified cementitious membrane for the external walls (LFX 09), citing practicality. We do not oppose this change and will update the specification accordingly. All movement joints must be treated with proprietary elastic tape compatible with the membrane. No further changes are necessary; follow the membrane manufacturer's instructions.Regarding the pool and spa, we recommend a cost-benefit analysis of the following options:

- Installing a PVC liner in the existing pool shell.
- Applying a proprietary liquid membrane system with a compatible finish.
- Removing the existing pool structure, filling the void and waterproofing over the top, and installing a prefabricated pool shell or building in situ with an internal PVC lining (rectangular shape with 90-degree corners, steps and transitions).

3.2. Scope.

3.2.1. This specification establishes a clear and enforceable set of rules to ensure the successful waterproofing of the accessible rooftop / plaza deck located on Level 4 of the above-mentioned structure. The rooftop will serve as a pool deck, gym, amenities area, games room, service areas and some landscaped roofs.

3.2.2. The condition of the Level 4 pool deck is currently under expert assessment. This specification will be issued for tender, which will be organized by a third party.

3.2.3. This specification is a part of a waterproofing design performance solution to permanently stop leaks into spaces below L4 Pool Deck and to establish a maintenance and contingency plan for waterproofing leaks.

3.3. Definitions.

3.3.1. **Appointed**

Engaged by the Client under a contract or service agreement appropriate to the relevant State or Territory.

3.3.2. **Concrete Surface Profile (CSP):**

A standardized scale developed by the International Concrete Repair Institute (ICRI) to describe the roughness or texture of a concrete surface, essential for assessing its suitability for coatings, overlays, and other applications. The CSP scale ranges from CSP 1 (smoothest) to CSP 9 (roughest), with each level corresponding to specific surface preparation methods and resulting textures.

3.3.3. **Conductive substrate:**

A material layer that lies beneath the waterproofing membrane and is capable of conducting electricity, aiding in the detection of leaks through ELD testing by completing the electrical circuit when the membrane is compromised.

3.3.4. **Conductive underlayment:**

A layer placed beneath the waterproofing membrane that is capable of conducting electricity. This is used in conjunction with ELD testing to detect leaks in the membrane by forming a complete electrical circuit when a breach is present.

3.3.5. **Drainage point:**

A point of water collection into a suitably sized outlet as per hydraulic engineer's specifications.

3.3.6. **ELD test:**

A testing method used to locate breaches in waterproofing membranes by applying a low voltage or high voltage electric current to the membrane surface and identifying areas where the current passes through to a conductive substrate beneath.

3.3.7. **Fall:**

The gradient or slope of a surface designed to direct water towards drainage points and minimize the risk of water ponding.

3.3.8. **Hold point:**

A specific stage in the installation process where work must be paused to allow for inspection or verification before proceeding. This is critical for quality control and ensuring compliance with specifications.

3.3.9. **Hold point clearance:**

The process of resolving issues identified during a hold point inspection, including any necessary corrective actions, re-inspections, and approvals before work can proceed.

3.3.10. **Infrared scan:**

A non-destructive testing method that uses infrared technology to detect temperature variations on the surface of a waterproofed area. This can identify potential issues such as moisture intrusion, insulation deficiencies, or leaks.

3.3.11. **Liquid membrane flashing:**

Liquid membrane reinforced with suitable polyester fleece and compatible with the sheet membrane system.

3.3.12. **Maintenance item:**

Any component or part of the waterproofing or roofing system that requires regular inspection, cleaning, repair, or replacement to ensure the system remains functional and effective over its service life.

3.3.13. **Membrane termination point:**

A point at which the membrane system stops, limiting the solution. This can be watertight or not, depending on the circumstances.

3.3.14. **Metal overflashing:**

A corrosion-resistant metal flashing fixed with an appropriate corrosion-resistant fastener. Note: Design and install by specialist contractor.

3.3.15. **Safety overflow:**

An additional drainage mechanism designed to prevent water from exceeding a certain level, thereby reducing the risk of flooding or overloading the primary drainage system.

3.3.16. **Sheet membrane system:**

A single or multiple layer of roofing or waterproofing membrane, along with all necessary accessories, capable of being watertight as per Clause 3.2.1.

3.3.17. **Sump:**

A recessed area within a waterproofed surface, designed to collect and direct water to a drainage point.

3.3.18. **Water ponding:**

The temporary accumulation of water on the surface of a watertight membrane in depressions or low areas. Acceptable water ponding should not exceed a depth of 25mm and should drain or evaporate within 48 hours since the last rainfall.

3.3.19. **Watertight:**

Capable of resisting liquid water penetration up to a defined head of hydrostatic pressure. The performance limit must be established through a suitable laboratory test.

3.3.20. **Waterproofing Specialist**

Waterproofing Specialist appointed by the Client, this should be a suitably qualified person.

3.3.21. **Waterproofing Design Team**

A team of specialist consultants and contractors: Each member of the team is to be individually appointed by the Client to carry out the requirements outlined in this performance specification.

3.4. Limitations

3.4.1. This document should be read in conjunction with all relevant attachments and documents listed in Clause 3.6 & 3.7. As well as clients procured architectural and structural design.

3.4.2. **Third-Party Verification and Conflict of Interest Avoidance:**

To avoid any conflict of interest, compliance with this specification must be verified by a third-party consultant

appointed by the Client. This consultant must be independent and not affiliated with the membrane installation contractor.

It is acknowledged by all parties that Leakfix may provide installation services (as per our terms) to any party choosing to engage us. However, as we are not positioned to manage the entire waterproofing contract, it is expected that other contractors will also be involved in the works. For this reason, it is more appropriate for an independent party—other than Leakfix—to clear hold points in this specification.

3.4.3. **Material Substitution:**

All materials must meet or exceed the performance requirements outlined in this specification. Materials substitutions are allowed for as long as the performance of the materials is equal or better.

3.4.4. **Installation Conditions:**

Installation of the watertight waterproofing membrane must not be carried out during adverse weather conditions such as rain, or high winds. Surface temperatures must be within the manufacturer's recommended range during application.

3.4.5. **Compatibility:**

All components of the watertight waterproofing system, including primers, adhesives, and accessories, must be compatible with the membrane and with each other. Incompatible materials must not be used.

3.4.6. **Storage and Handling:**

Materials must be stored in a dry, protected area and handled according to the manufacturer's guidelines. Damaged or deteriorated materials must not be used.

3.4.7. **Waterproofing Applicator Qualifications.**

Selected waterproofing contractors should be a licensed General Contractor or Waterproofing Contractor, trained in installation of high performance roofing/waterproofing products. The contractor should be approved in writing by the membrane manufacturer.

Other consultants / trades should be appointed (as per Clause 3.3.1) via appropriate contracts by the client as needed.

3.4.8. **Membrane Protection:**

Areas where the waterproofing membrane has been installed must be protected from foot traffic, equipment, and other potential sources of damage.

3.4.9. **Inspection and Testing:**

Hold points for inspection and testing must be observed as specified. Any defects or non-conformities identified during inspections must be rectified before proceeding with further work.

3.4.10. **Materials Warranty:**

The product manufacturer shall provide a written and signed certification to the owner, guaranteeing that the product will meet all published physical characteristics for a period of 20 years for sheet membranes and 10 years for liquid-applied membranes, starting from the installation completion date. No amendments to the manufacturer's standard product warranty will be accepted, and the warranty certificate must reflect these terms

3.4.11. **Quality Assurance and Environmental Management.**

The manufacturer of membrane products will provide proof of ISO 9001 and ISO 14001 certifications.

3.4.12. **Workmanship Warranty:**

A workmanship warranty must be provided by a Waterproofing Installer for a minimum period of 7 years, covering all repairs needed due to workmanship issues.

3.4.13. **Environmental Considerations:**

The installation process must adhere to all relevant environmental regulations and guidelines. Proper disposal of waste materials and minimization of environmental impact are mandatory.

3.4.14. Pre - start meeting

Prior to the commencement of works, a Pre-Start Meeting shall be arranged between the builder, membrane supplier, and the installing contractor to discuss the responsibilities of all stakeholders and to coordinate the execution of hold points.

This meeting should be conducted online, recorded, and retained as part of the waterproofing documentation for the Client's records.

3.5. Safety considerations.

3.5.1. The installing contractor must not use open flame directly on timber, or any other combustible material; a self adhered base sheet membrane is to be used when any potential risk of fire exists. All hot works are to be performed under a valid hot work permit and in accordance with all relevant local regulations. It is recommended to perform a minimum 1h firewatch at the end of each work shift after hot works have been completed. Only qualified personnel are to be performing hot work.

3.5.2. The Client or the General Contractor acting on the client's behalf is responsible for ensuring compliance with all applicable local safety rules and regulations.

3.6. Performance Requirements

3.6.1. Performance Requirement 1

Combined waterproofing systems should be watertight as per Clause 3.2.18 up to height of 100 mm below membrane termination points.

3.6.2. Performance Requirement 2

Where relevant, water must not pond in accordance with Clause 3.2.17.

Rev 3 Note: In remedial scenarios, a cost-benefit analysis may be necessary to establish acceptable criteria for falls. While the membrane system is designed to be watertight, ponding is a secondary issue relating to regulatory compliance rather than the membrane's effectiveness. However, prolonged ponding can accelerate membrane aging, which may be mitigated through regular maintenance.

3.7. Reference Documents

3.7.1. **ASTM D5295D5295M** Standard Guide for Preparation of Concrete Surfaces for Adhered (Bonded) Membrane Waterproofing Systems

3.7.2. **BS EN 1928:2000** flexible sheets for waterproofing - bitumen, plastic and rubber sheets for roof waterproofing - determination of watertightness

3.8. Attachments

3.8.1. Attachment 1 - Hold Points Form WPS 01 & WPS 02

3.8.2. Attachment 2 - Hold Points Form WPS 03

3.8.3. Attachment 4 - Hold Points Form WPS 04

3.8.4. Attachment 5 - Outline Waterproofing Design

4. WATERPROOFING SYSTEMS

4.1. Risk Assessment

Due to the use of the space below L4 deck (dental center and offices with some high value moisture sensitive equipment) the risk ought to be defined as **high**. No leaks into space below the L4 pool deck are acceptable.

Considering the existing condition of the structure and the circumstances such as widespread leaks to spaces below L4, the waterproofing works are needed urgently.

4.2. Staged Approach

Given the difficult access and the circumstances, a staged approach is proposed as per table below;

STAGE	DESCRIPTION
STAGE 1	Fix the structural deck and stop the leaks.
STAGE 2	Correct falls (if excessive water ponding occurs).
STAGE 3	Fix the Facade and install maintainable finishes and services.

Table 1 - Stages of Waterproofing Works

The severity of leaks through the concrete deck indicates complete failure of the structural waterproofing, making it unreliable.

Recent heavy rainfall necessitates swift waterproofing repairs to prevent further disruption to businesses below L4.

While deck falls may be inadequate, ensuring temporary watertightness is the priority. Falls can be addressed in Stage 2 with lightweight tapered insulation if needed.

Rev 3 Note: Waterproofing must be staged to prevent water buildup behind the new membrane. The façade must be waterproofed immediately after floor membrane installation to avoid damage to new sheet membrane.

4.3. Proposed Waterproofing Solution

Given findings outlined in risk assessment, we propose to use waterproofing systems as highlighted in the markup below;

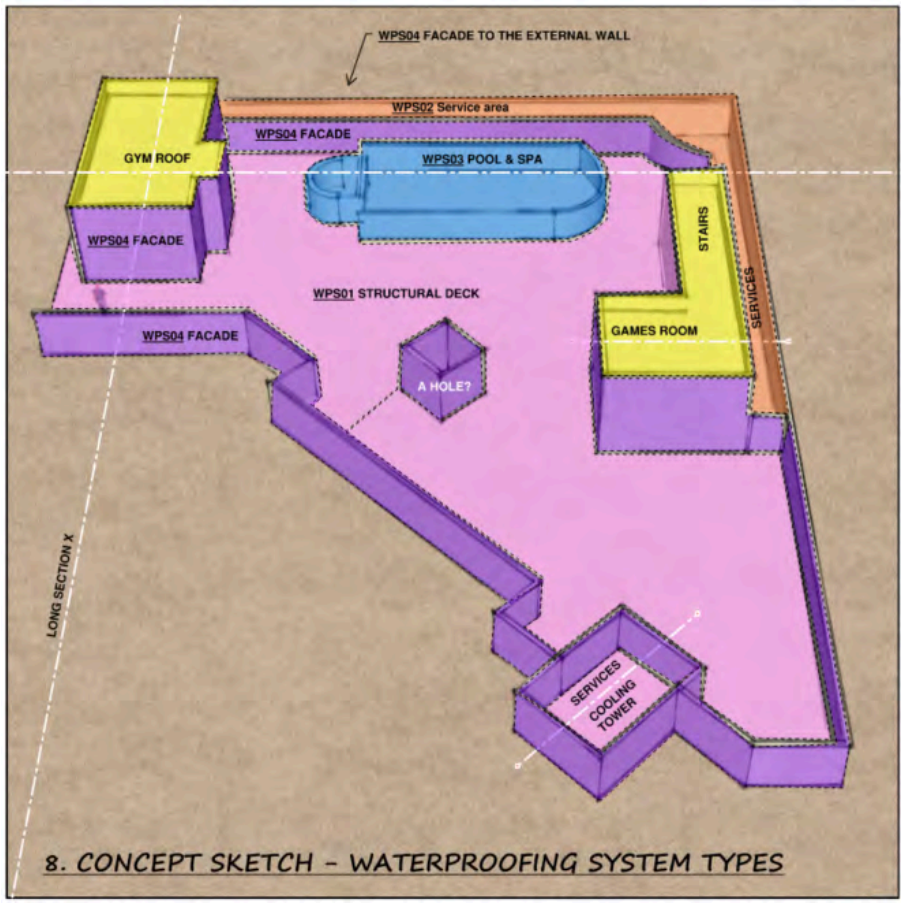

Figure 1 - Waterproofing system types

WPS Code	Area
WPS 01	Structural Deck Waterproofing
WPS 02	Service Area
WPS 03	Pool / Spa Waterproofing
WPS 04	Facade Waterproofing Waterproofing

Table 2 - WPS Schedule

4.4. **Pre-waterproofing Surface Treatment**

The existing structure ought to be assessed by a Structural Engineer, who should order treatment to concrete beneath the new structural waterproofing layer as deemed appropriate.

In our opinion the only way to assess this adequately is to safely remove any non structural and non essential partition walls and suspended slabs (by others).

All existing finishes and waterproofing membranes should be mechanically removed to reveal the structural concrete or block surface which should be repaired as needed (by others) and prepared to receive new structural waterproofing. Block walls to be retained (e.g., gym, games room, perimeter walls, and other walls as prescribed by the Structural Engineer) must be repaired and prepared for waterproofing by others. This includes sealing all openings, holes, and open joints, rectifying any deficiencies, and thoroughly cleaning the wall surface. Service hatches must be designed and installed (by others) to provide access to confined spaces as required. These hatches should be positioned a minimum of 200 mm above the structural slab level and must be adequately weatherproofed. In all cases, the waterproofing membrane must be extended a minimum of 150 mm onto any upstand. At upstands, the membrane shall be turned into cut-in reglets. The façade should be waterproofed immediately after the sheet membrane installation to prevent water pressure buildup behind the membrane.

4.5. Outline Waterproofing Design -Pool Deck WPS 01

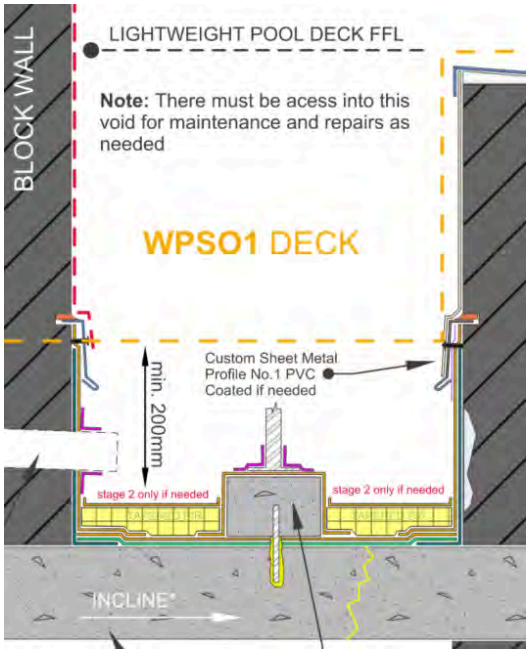

Figure 5 - General Buildup

4.6. Products Schedule

Product Code	Product Symbol	Product Name
LFX 01		Watertight floor base sheet membrane over primer (heat welded or cold applied)
LFX 02		Watertight reinforcement membrane over primer (heat welded or cold applied)
LFX 03		Watertight cap sheet membrane (heat welded)
LFX 04		Liquid Membrane overflashing
LFX 05		PIR tapered Insulation scheme (if needed)

Table 3 - Products Schedule

4.7. Outline Waterproofing Design - WPS 02

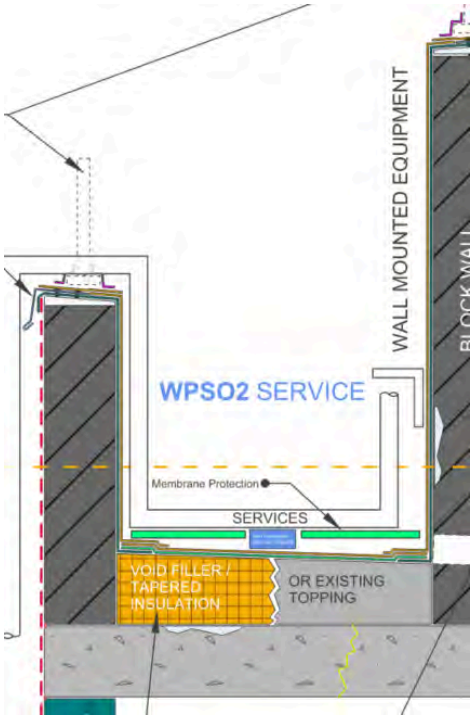

Figure 6 - General Buildup

4.8. Products Schedule

Product Code	Product Symbol	Product Name
LFX 01		Watertight floor base sheet membrane over primer (heat welded or cold applied)
LFX 02		Watertight reinforcement membrane over primer (heat welded or cold applied)
LFX 03		Watertight cap sheet membrane (heat welded)
LFX 04		Liquid Membrane overflashing
LFX 05		PIR tapered Insulation scheme (if needed)
LFX 06		Membrane Protection

Table 4 - Products Schedule

4.9. Outline Waterproofing Design - WPS 03

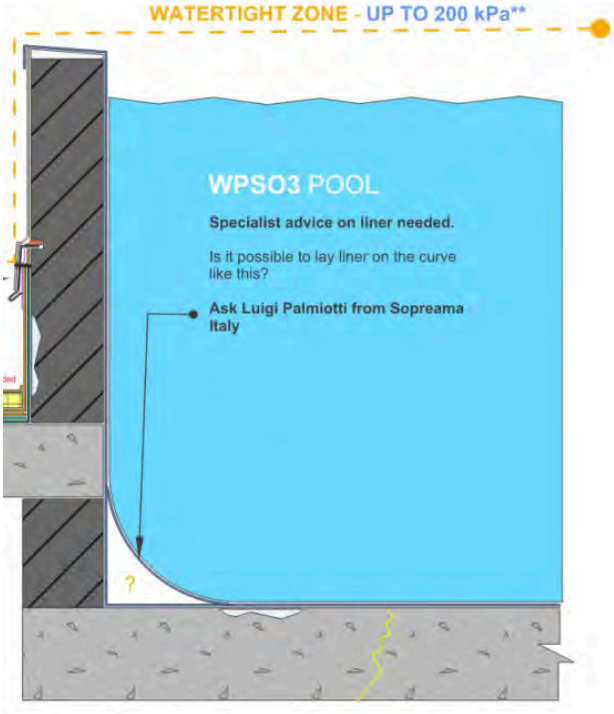

Figure 7 - General Buildup

4.10. Products Schedule

Product Code	Product Symbol	Product Name
LFX 07		PVC Coated metal profile
LFX 08		Soprema Flag Pool Liner System (by specialist contractor)

Table 5 - Products Schedule

4.11. Outline Waterproofing Design - WPS 04

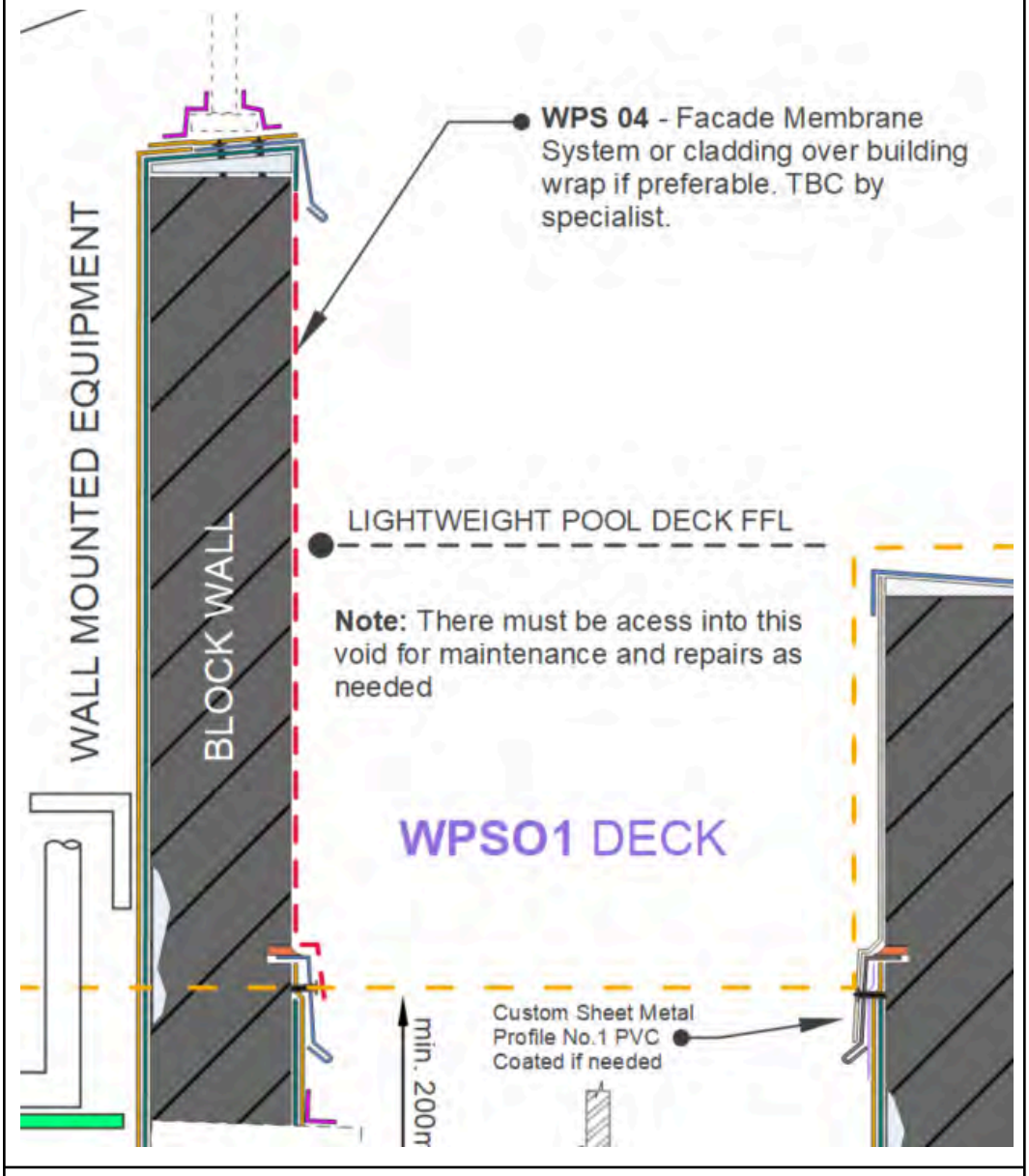

Figure 8 - General Buildup

4.12. Products Schedule

Product Code	Product Symbol	Product Name
LFX 09		Water Based Facade Membrane with reinforcement bandage for all joints

Table 6 - Products Schedule

5. SUPPLY AND INSTALLATION OF WATERPROOFING SYSTEM - WPS 01 & WPS 02

5.1. Substrate

5.1.1. **General.**

All existing finishes should be removed, concrete should be repaired as prescribed by the structural engineer.

5.1.2. **Falls.**

Existing falls in the structural concrete deck will remain unchanged. While some slope towards the drains is evident, any ponding will be addressed during Stage 2 as needed.

5.1.3. **Surface Profile**

The concrete substrate profile (CSP) should be between 2 and 4 as per International Concrete Repair Institute (ICRI)

5.1.4. 🛑**Hold Point**🛑**:**

Substrate Field Test to be performed as per *Clause 7.5* of ASTMD5295/D5295M

5.1.5. ✅**Hold Point Clearance**✅**:**

A brief test report is to be prepared by a 3rd party consultant and submitted with the QA documentation.

5.2. Supply & installation of Primer

5.2.1. **General.**

Primer is to be as per recommendations of the manufacturer of waterproofing membrane to achieve adequate adhesion to the substrate.

5.2.2. **Specified product:**

SOPREMA SOPRADERE QUICK or approved equivalent

5.2.3. **Installation:**

As per product TDS and relevant literature published by product manufacturer.

5.3. Supply & installation of modified bitumen membrane system

5.3.1. **General**

5.3.2. A single layer of APP-modified bitumen waterproofing membrane must be fully bonded to the substrate and remain watertight in accordance with Clause 3.1.18. To prevent blister formation, One-way vents should be installed where appropriate to allow the release of water vapour pressure beneath the membrane.

5.3.3. **Specified product:**

SOPREMA POLIBIT S-P 3.0 or SOPREMA POLIBIT MINEARAL or approved equivalent

🛑**Hold Point**🛑**:**

Perform ELD test.

5.3.4. ✅**Hold Point Clearance**✅**:**

All deficiencies found to be repaired, brief test report is to be prepared by a suitably qualified 3rd party inspector and submitted with the QA documentation.

5.3.5. **Installation:**

As per product TDS and relevant literature published by product manufacturer.

5.4. Supply & installation of Tapered Insulation (only if needed in Stage 2)

5.4.1. **General**

Insulation should have a minimum 1% slope (or more) incorporated into the boards and should be laid as per custom made installation pattern provided by the insulation manufacturer. Provisions should be made to incorporate minimum 500x500mm sumps for all drainage points.

5.4.2. **Specified products:**

Insulation - KINGSPAN THERMA TT46 or approved equivalent

Adhesive - SOPREMA COLTACK or approved equivalent

5.4.3. **Installation:**

As per product TDS and relevant literature published by product manufacturer.

5.5. Supply & installation of cap sheet membrane

5.5.1. General

Cap sheet membrane for all terraces is to be fully heat welded and robust enough not to get damaged during the works required before the membrane can be covered with Finishes

5.5.2. Specified products:

SOPREMA DUO HIGH TECH 4 SLATES/F C180 FC or approved equivalent

1. 🛑**Hold Point**🛑**:**

   Visual Inspection.

2. ✅**Hold Point Clearance**✅**:**

   All deficiencies found to be repaired, brief test report is to be prepared by a waterproofing contractor or suitably qualified 3rd party inspector and submitted with the QA documentation.

5.5.3. Installation:

As per product TDS and relevant literature published by product manufacturer.

5.6. Supply & installation of Drainage Points

5.6.1. General

5.6.1.1. All drainage points are to be connected to the stormwater system as per civil/hydraulic design

5.6.1.2. The size of the outlets to be confirmed by the hydraulic engineer.

5.6.1.3. The selected type of outlet should be compatible with the membrane system.

5.6.2. Specified products:

SOPREMA DRAINI DRAIN INSERTS

5.6.3. Installation:

As per product TDS and relevant literature published by product manufacturer.

5.7. Supply & installation of membrane protection

5.7.1. General

Membrane is to be protected by finishes and rubber protection pads where needed. All membranes must be accessible for maintenance and verification.

5.8. VERIFICATION METHODS

5.8.1. Analysis of available product data.

Sufficient evidence is to be provided by product manufacturers to confirm that the membrane meets the performance requirements outlined in this specification. This evidence can include internal and 3rd party test results and Product Technical Statements.

5.8.2. Field Testing

Field testing should be carried out as described in hold points and recorded in Attachment 1 - Hold Points Form

5.9. Supply & installation of membrane terminations

5.9.1. General

All membrane terminations should be sealed and accessible for maintenance if needed.

For sheet membrane vertical terminations, use a min 30mm reglet and custom overflashings as needed. All membrane terminations are to be min 100mm above the overflow height.

All membrane penetrations should be reviewed by a waterproofing specialist and waterproofing details are to be developed by the architect to show ALL penetrations in the membrane system.

5.9.2. Specified products:

Custom made colorbond or PVC coated flashings to match color with finishes.

5.9.3. Installation:

As per product TDS and relevant literature published by product manufacturer.

Note: Provide separation between PVC coated profile and bituminous materials as needed.

5.10. VERIFICATION METHODS

5.10.1. Analysis of available product data.

Sufficient evidence is to be provided by product manufacturers to confirm that the membrane meets the performance requirements outlined in this specification. This evidence can include internal and 3rd party test results and Product Technical Statements.

5.10.2. Field Testing

Field testing should be carried out as described in hold points and recorded in Attachment 1 - Hold Points Form

6. SUPPLY AND INSTALLATION OF WATERPROOFING SYSTEM - WPS 03

6.1. Substrate

6.1.1. General.

Reinforced membranes must be installed directly onto clean, even substrates that are entirely free of roughness or surface irregularities. Failure to properly prepare the substrate may result in visible imperfections and can lead to tearing or damage of the membrane.

In the case of painted pools undergoing renovation, all existing paint must be fully removed by mechanical means prior to membrane installation.

6.2. Supply & installation of Waterproofing System

6.2.1. General.

Pool Waterproofing to Soprema Specification “Installation manual for reinforced swimming pools membranes”

6.2.2. Specified product:

SopremaPool

6.2.3. Installation:

As per product TDS and relevant literature published by product manufacturer.

6.2.4. 🛑Hold Point🛑:

Perform ELD test, or propose alternatives for verification.

✅Hold Point Clearance✅:

All deficiencies found to be repaired, brief test report is to be prepared by a waterproofing contractor or suitably qualified 3rd party inspector and submitted with the QA documentation.

7. SUPPLY AND INSTALLATION OF WATERPROOFING SYSTEM - WPS 04

7.1. Substrate

7.1.1. General.

All existing finishes should be removed, and the block wall should be repaired as prescribed by the structural engineer.

7.2. Supply & installation of Waterproofing System

7.2.1. General.

Facade should be waterproofed with a suitable cementitious or water based PU membrane reinforced as needed at joints and junctions.

7.2.2. Specified product:

Sikalastic 1K + reinforcement bandage.

or

Bayset WPM 230 UV

7.2.3. Installation:

As per product TDS and relevant literature published by product manufacturer.

7.2.4. 🛑Hold Point🛑:

Perform ELD test, or propose alternatives for verification.

7.2.5. ✅Hold Point Clearance✅:

All deficiencies found to be repaired, brief test report is to be prepared by a waterproofing contractor or suitably qualified 3rd party inspector and submitted with the QA documentation.

7.2.6. Installation:

As per product TDS and relevant literature published by product manufacturer.

8. MAINTENANCE

8.1. Drainage

Drainage to be checked and maintained at least once every 6 months through maintenance access points provided, as per instructions from civil and hydraulic engineers.

8.2. Visual inspection of exposed parts of membrane systems.

Look for any visible signs of damage or deterioration, report to the building owner so that necessary repairs can be scheduled. This should be completed annually.

8.3. Visual inspection of interior.

Check the interior for any signs of water damage/staining, schedule investigative work if any suspicious stains have developed on the ceiling. This should be completed every 6 months for the first 2 years and then annually.

8.4. SopremaPool Maintenance.

Should be as per Soprema Maintenance Recommendations.

8.5. Contingency plan

8.5.1. WPS 01

Because the surface of the membrane can be accessed for inspection and repairs if leaks occur, a specialist contractor should be engaged to find and repair any leaks in the membrane system.

8.5.2. WPS 02

Because the surface of the membrane can be accessed for inspection and repairs if leaks occur, a specialist contractor should be engaged to find and repair any leaks in the membrane system.

8.5.3. WPS 03

If any leaks are detected, flood tests with coloured dye should be used to check for leaks.

8.5.4. WPS 04

For facade leaks, given that all should be exposed, visual inspection should be conducted and deficiencies repaired as needed.

9. CONCLUSIONS

Based on the site-specific conditions and the structure's intended use, we believe that successful execution of this performance specification by a multidisciplinary remedial team will fully prevent leaks within the scope outlined. Regular maintenance, which is essential for the long-term performance of external waterproofing systems, should also be scheduled.

Prepared by:

Jakub Jerzyniak

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CERT III Construction Waterproofing
RSE (Red Seal Endorsement in Roofing, Damp and Waterproofing)
GRP (Accredited Green Roof Professional)

10. TERMS AND CONDITIONS

10.1. Ownership of Document

The ownership of this report, including all related designs, drawings, and other materials, remains with Leakfix until full payment has been received. The client may not use, reproduce, or distribute this document without written permission from Leakfix.

10.2. Limitation of Liability

10.2.1. Leakfix shall not be liable for any indirect, incidental, consequential, or special damages arising from or related to the use or application of this specification, even if Leakfix has been advised of the possibility of such damages. This includes, but is not limited to, loss of profits, business interruption, or loss of data.

10.2.2. The maximum liability of Leakfix, whether in contract, tort (including negligence), or otherwise, shall not exceed the total contract price or the maximum amount permitted by applicable law, whichever is less.

10.2.3. The limitation of liability does not apply to claims resulting from gross negligence, willful misconduct, or fraud on the part of Leakfix.

10.3. Compliance

10.3.1. This document and all work related to it must comply with the Building Code of Australia. The client is responsible for ensuring that all permits, approvals, and authorizations required by local authorities are obtained before commencing work.

10.3.2. Leakfix reserves the right to update or amend this document to ensure compliance with applicable laws and regulations.

10.4. Payment Terms

10.4.1. Payment for services and materials specified in this document must be made according to the terms agreed upon in the fee proposal. Any delay in payment may result in suspension or termination of work and additional fees.

10.4.2. Ownership of all materials, including designs and specifications, remains with Leakfix until full payment is received. The client

must not alter, use, or distribute these materials without written authorization from Leakfix.

10.5. Dispute Resolution

10.5.1. Any disputes arising from or relating to this document shall be resolved through negotiation in good faith. If the dispute cannot be resolved, it may be escalated to mediation or arbitration in accordance with the laws of Queensland.

10.5.2. The client agrees that all legal proceedings shall take place in Queensland, Australia.

10.6. Confidentiality

10.6.1. The client agrees to maintain the confidentiality of this document and not disclose its contents to third parties without written authorization from Leakfix

11. ATTACHMENT 1 - HOLD POINTS FORM WPS 01 &WPS 02

🛑Hold Point 🛑	Stage of Works	Description	Inspection Criteria	Responsible Party	✅Clearance Procedure ✅	Cleared by
Structural Engineer Inspection	Substrate Preparation	Confirm extent of repairs needed	Address structural problems as needed. Make substrate good for waterproofing	Structural Engineer appointed by client.	A report and repair specification to be provided.	
Substrate Field Test	Substrate Preparation	Perform substrate field test as per Clause 7.5 of ASTM D5295/D5295M	Clean, dry, and contaminant-free substrate	Waterproofing Contractor appointed by client.	Brief test report submitted with QA documentation	
ELD Test for Structural Waterproofing	Installation of structural Waterproofing	Perform ELD test.	No breaches detected	Qualified 3rd Party Inspector appointed by client.	All deficiencies repaired, brief test report submitted with QA documentation	
Hydraulic Engineer to determine outlets locations and size	After Installation of structural Waterproofing	Provide with layout to show outlets and size		Hydraulic Engineer appointed by client.	Deliver Document	
Visual Test 1	Installation of tapered Insulation	Verify adequacy of slope.	Confirm installed as per layouts provided and as per Installation guidelines	Qualified 3rd Party Inspector appointed by client.	All deficiencies repaired, brief test report submitted with QA documentation	
Visual Test 2	Installation of waterproofing above the tapered insulation	Verify adequacy of workmanship.	Confirm installed as per per Installation guidelines	Qualified 3rd Party Inspector appointed by client.	All deficiencies repaired, brief test report submitted with QA documentation	

12. ATTACHMENT 2 - HOLD POINTS FORM WPS 03

🛑Hold Point 🛑	Stage of Works	Description	Inspection Criteria	Responsible Party	✅Clearance Procedure ✅	Cleared by
Structural Engineer Inspection	Substrate Preparation	Confirm extent of repairs needed	Address structural problems as needed. Make substrate good for waterproofing	Structural Engineer appointed by client.	A report and repair specification to be provided.	
Substrate Field Test	Substrate Preparation	Perform substrate field test as per Clause 7.5 of ASTM D5295/D5295M	Clean, dry, and contaminant-free substrate	Waterproofing Contractor appointed by client.	Brief test report submitted with QA documentation	
ELD Test for Structural Waterproofing	Installation of structural Waterproofing	Perform ELD test	No breaches detected	Qualified 3rd Party Inspector appointed by client.	All deficiencies repaired, brief test report submitted with QA documentation	
Hydraulic Engineer to determine outlets locations and size	After Installation of Structural Waterproofing	Provide with layout to show outlets and size		Hydraulic Engineer appointed by client.	Deliver Document	
Visual Test 1	Installation of waterproofing	Verify adequacy of workmanship.	Confirm installed as per per Installation guidelines	Qualified 3rd Party Inspector appointed by client.	All deficiencies repaired, brief test report submitted with QA documentation	

13. ATTACHMENT 3 - HOLD POINTS FORM WPS 04

🛑Hold Point 🛑	Stage of Works	Description	Inspection Criteria	Responsible Party	✅Clearance Procedure ✅	Cleared by
Structural Engineer Inspection	Substrate Preparation	Confirm extent of repairs needed	Address structural problems as needed. Make substrate good for waterproofing	Structural Engineer appointed by client.	A report and repair specification to be provided.	
Substrate Field Test	Substrate Preparation	Perform substrate field test as per Clause 7.5 of ASTM D5295/D5295M	Clean, dry, and contaminant-free substrate	Waterproofing Contractor appointed by client.	Brief test report submitted with QA documentation	
Visual Test 1	Installation of waterproofing	Verify adequacy of workmanship.	Confirm installed as per per Installation guidelines	Qualified 3rd Party Inspector appointed by client.	All deficiencies repaired, brief test report submitted with QA documentation	

14. ATTACHMENT 4 - OUTLINE WATERPROOFING DESIGN

15 VICTORIA AVENUE - REMEDIAL WATERPROOFING OUTLINE DESIGN FOR TENDER

NOTE ABOUT GYM:
WATERPROOFING WAS CONTRACTED OUT BY CLIENT TO LEAKFIX, WATERPROOFING SYSTEM COMPLETED AND VERIFIED WATERTIGHT.

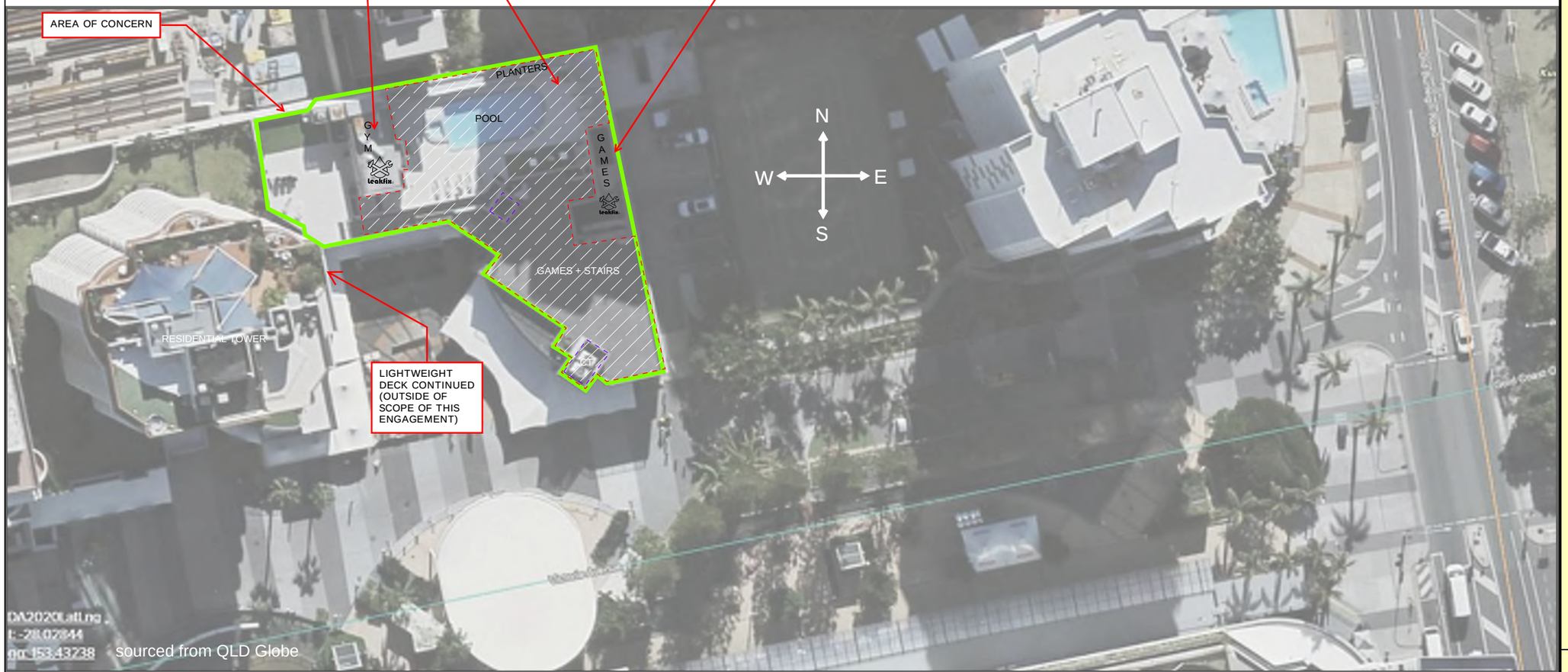
EXTENT COVERED BY THE PERFORMANCE SPECIFICATION (HATCHED)

NOTE ABOUT GAMES ROOM AND STAIRS:

WATERPROOFING WAS CONTRACTED OUT BY CLIENT TO LEAKFIX, WATERPROOFING SYSTEM TO PERFORMANCE SPEC PREPARED PREVIOUSLY FOR GYM. WORKS WILL COMMENCE ASAP

NOTE:

VENTILATION SYSTEM BEING REPAIRED BY OTHERS, HOWEVER IT IS CRITICAL FOR IT TO BE WEATHERPROOFED TO PREVENT WATER FROM ENTERING THE BUILDING FABRIC.



1.AREAS OF CONCERN

NOTES:

1. We are not engineers, lawyers or architects, we are waterproofing experts.

2. Specialists should be engaged by client as needed and in compliance with with local laws.

3. We did not make any calculations or performed any tests. Outline Design based on visual inspection only. Specialist advice should be sought regarding following disciplines/trades:

- Architect
- Structural Engineer,
- Hydraulic Engineer,
- Electrical,
- Roofing,
- Landscape
- Facade Engineer

LEGEND:

- AREA OF CONCERN
- LIMITS OF PERFORMANCE SPEC
- OPEN TO SKY - DESIGN A ROOF COVERING

PREPARED BY:

Jakub Jerzyniak
CSSW (Certificated Surveyor in Structural Waterproofing)
CERT III Construction Waterproofing
RSE (Red Seal Endorsement in Roofing, Damp and Waterproofing)
GRP (Accredited Green Roof Professional)

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LIGHTWEIGHT DECK BUILT WHERE WADING POOL USED TO BE

WALKWAY EXTENDED OVER THE LANDSCAPED AREA

LIGHTWEIGHT DECK BUILT UP TO HERE

LIGHTWEIGHT DECK CONTINUED (OUTSIDE OF SCOPE OF THIS ENGAGEMENT)

DEMOLISHED ATRIUM, EXTENDED CONCRETE SLAB, WITH AN OPENING.

CONCRETE SLAB

COOLING TOWER WAS MOVED, LIGHTWEIGHT DECK WAS BUILT OVER THE AREA

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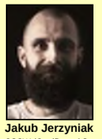
- Landscape
- Facade Engineer

PREPARED BY:



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2. EXTERNAL OBSERVATIONS - 2018 MODIFICATIONS

3. EXTERNAL OBSERVATIONS - 2018 MODIFICATIONS GOOGLE EARTH PRO

NOTES:

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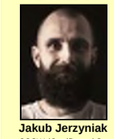
- Landscape
- Facade Engineer

PREPARED BY:



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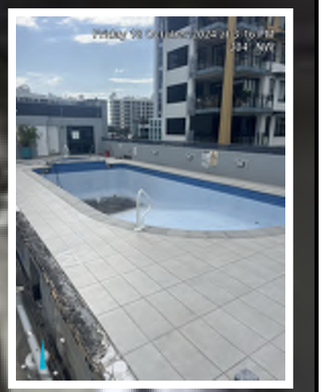

4. EXTERNAL OBSERVATIONS - 2018 MODIFICATIONS PLAN OVER AERIAL IMAGE

NOTES:

1. We are not engineers, lawyers or architects, we are waterproofing experts.

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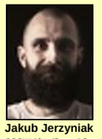
- Architect
- Structural Engineer,
- Hydraulic Engineer,
- Electrical,
- Roofing,
- Landscape
- Facade Engineer

PREPARED BY:



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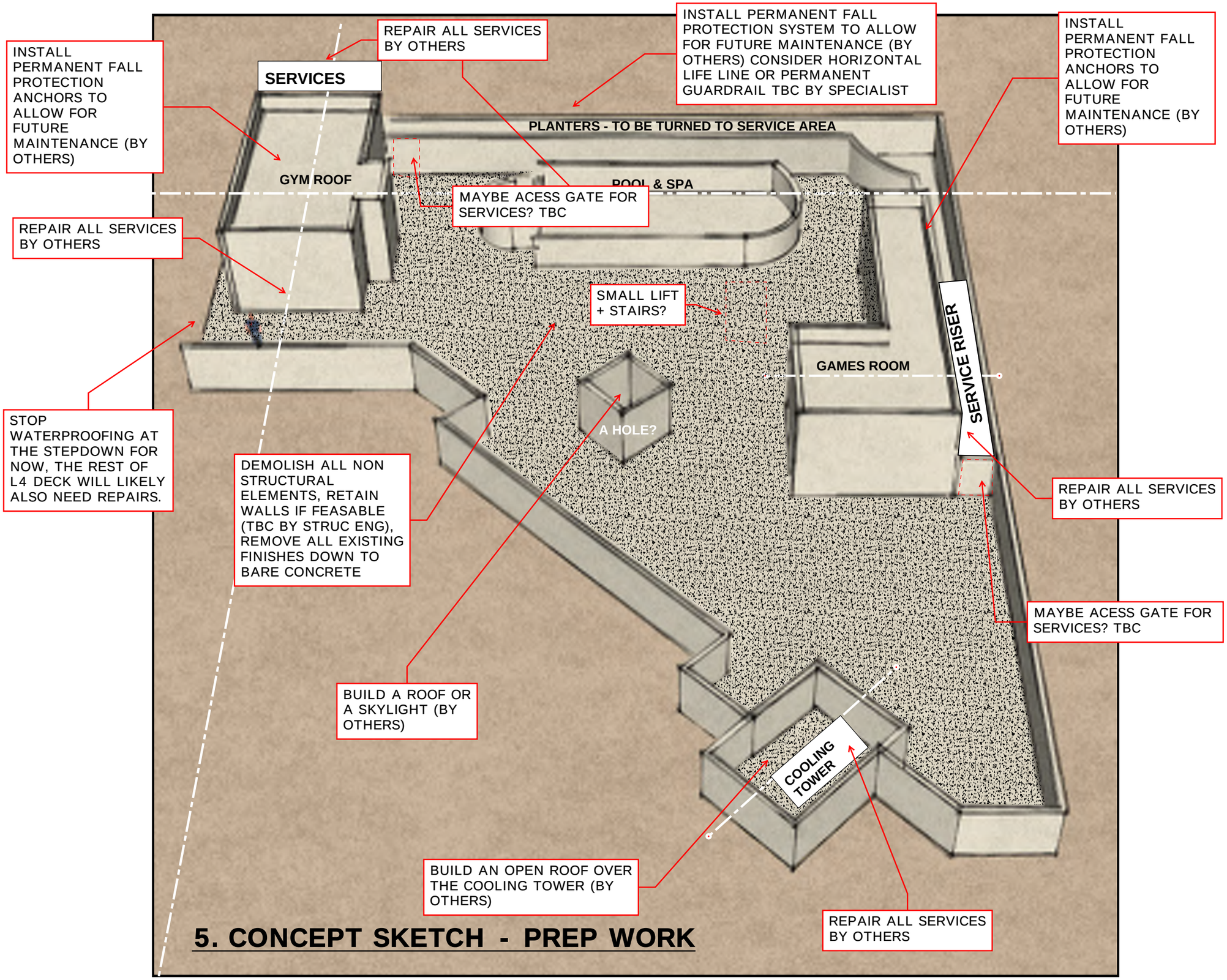

5. CONCEPT SKETCH - PREP WORK

NOTES:

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- Electrical,
- Roofing,
- Landscape
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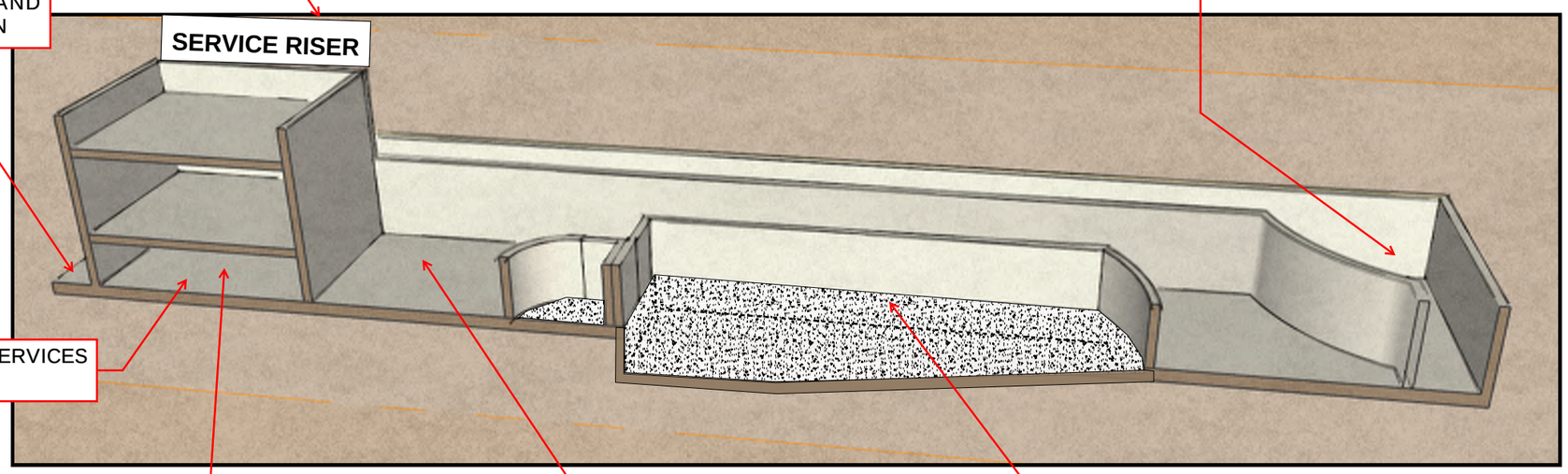


REPAIR ALL SERVICES BY OTHERS

WPS01 - STOP BEYOND GYM AND ON DOWNTURN

POTENTIALLY TURN THIS INTO SERVICES MAINTENANCE AREA, RUN SERVICES ON THE OUTSIDE IF POSSIBLE, ONLY PENETRATE BUILDING FABRIC AT LOW RISK AREAS

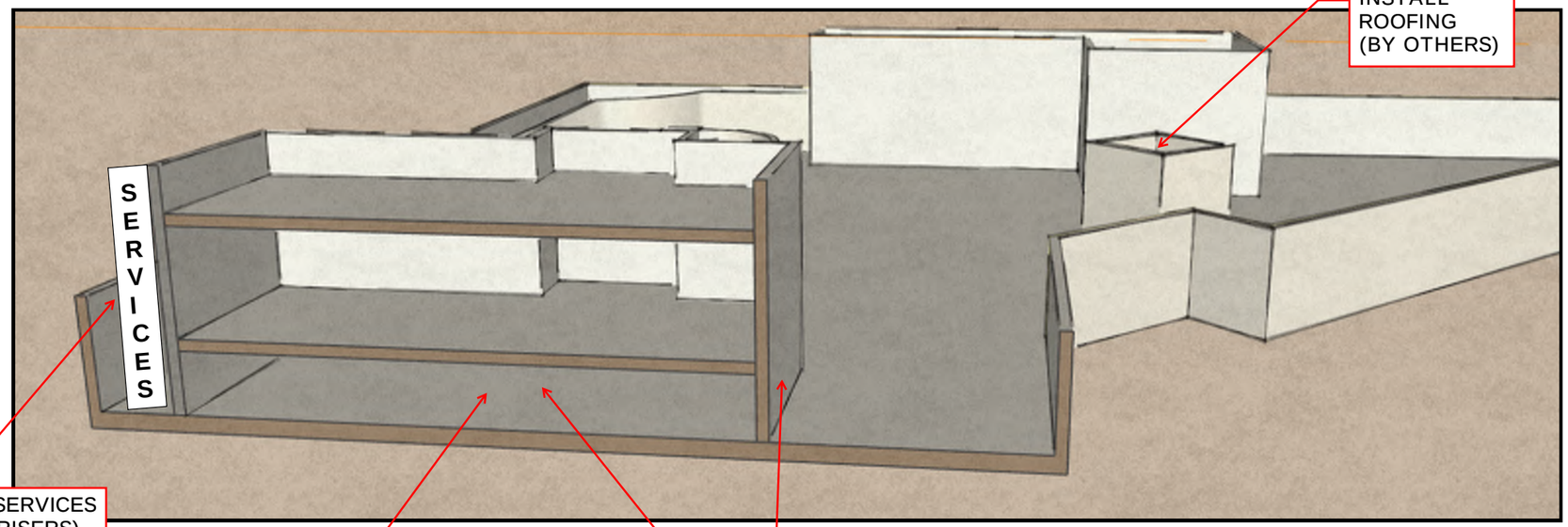
REPAIR ALL SERVICES BY OTHERS

CRAWL SPACE TO MAINTAIN SERVICES FROM GYM

REVEAL STRUCTURAL DECK TO ALLOW FOR NECESSARY REPAIRS (BY STRUCTURAL ENGINEER)

REVEAL STRUCTURAL DECK TO ALLOW FOR NECESSARY REPAIRS (BY STRUCTURAL ENGINEER)

INSTALL SKYLIGHT OR INSTALL ROOFING (BY OTHERS)



REPAIR ALL SERVICES BY OTHERS (RISERS)

REPAIR ALL SERVICES BY OTHERS

CRAWL SPACE TO MAINTAIN SERVICES FROM GYM BY OTHERS

ACESS HATCH MIN 200mm ABOVE THE LEVEL OF STRUCTURAL DECK TO MAINTAIN SERVICES BELOW GYM AS NEEDED (CONFINED SPACE - PERMITS REQUIRED TO ENTER AS PER RELEVANT HEALTH AND SAFETY RULES)

6. CONCEPT SKETCH - LONG SECTIONS

NOTES:

1. We are not engineers, lawyers or architects, we are waterproofing experts.

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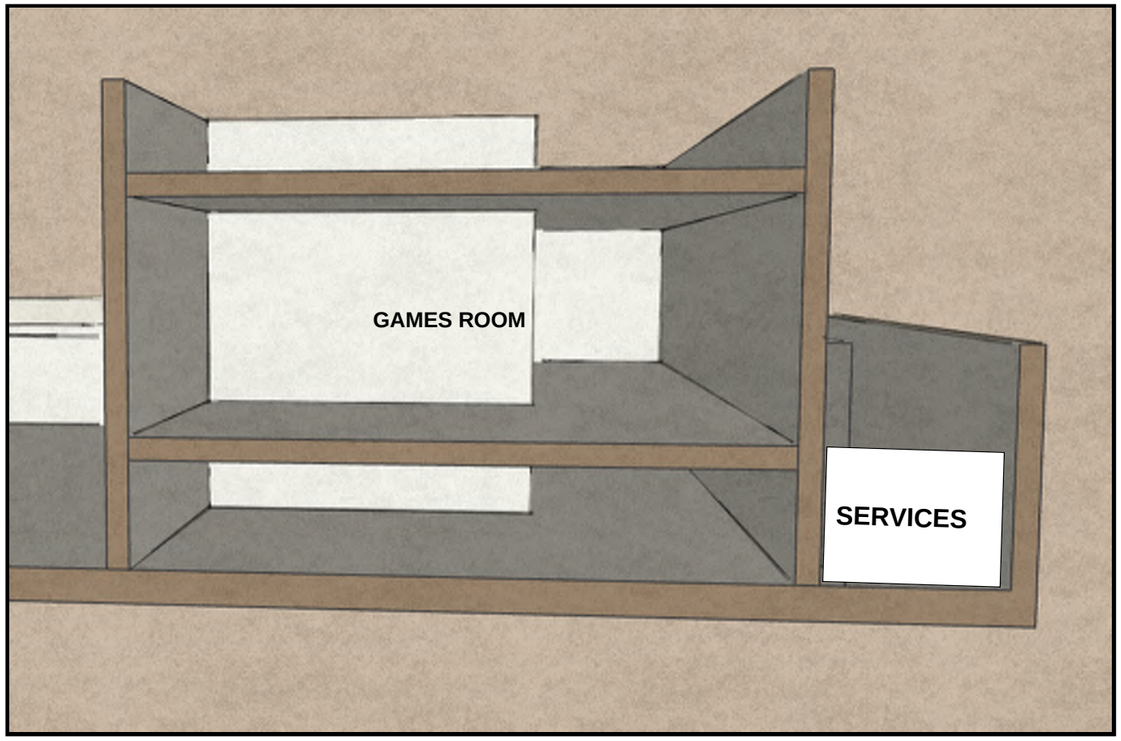

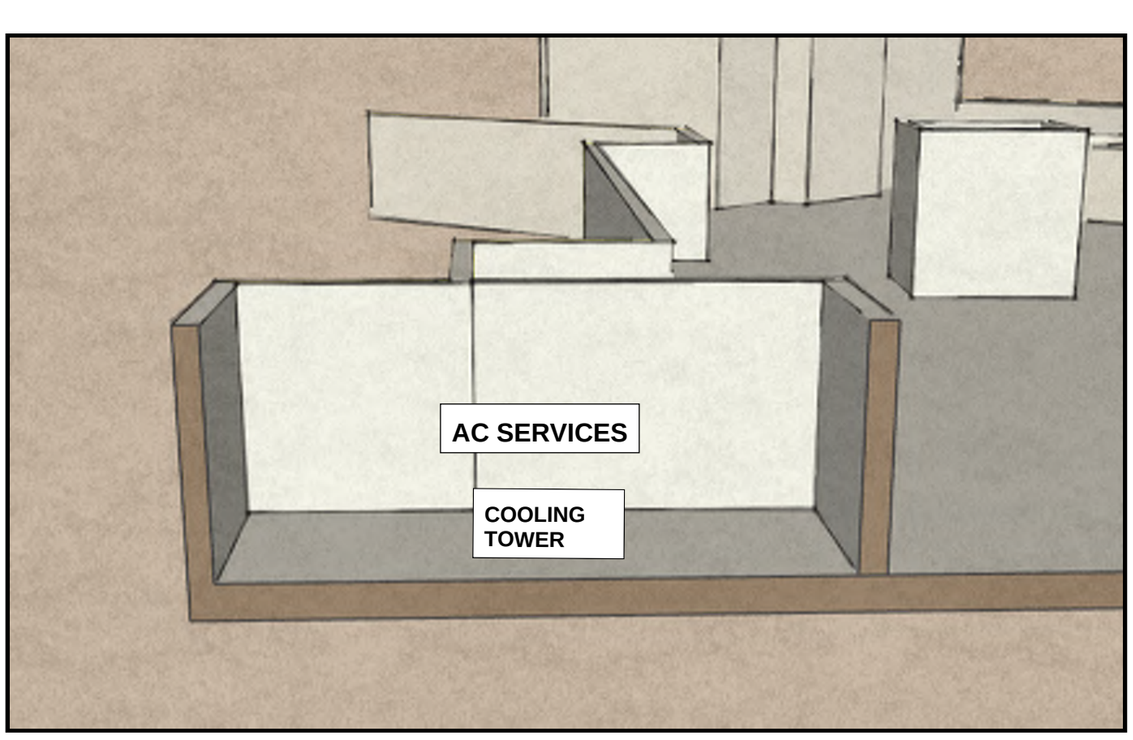

7 . SERVICES SKETCH - NTS

NOTES:

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- Landscape
- Facade Engineer

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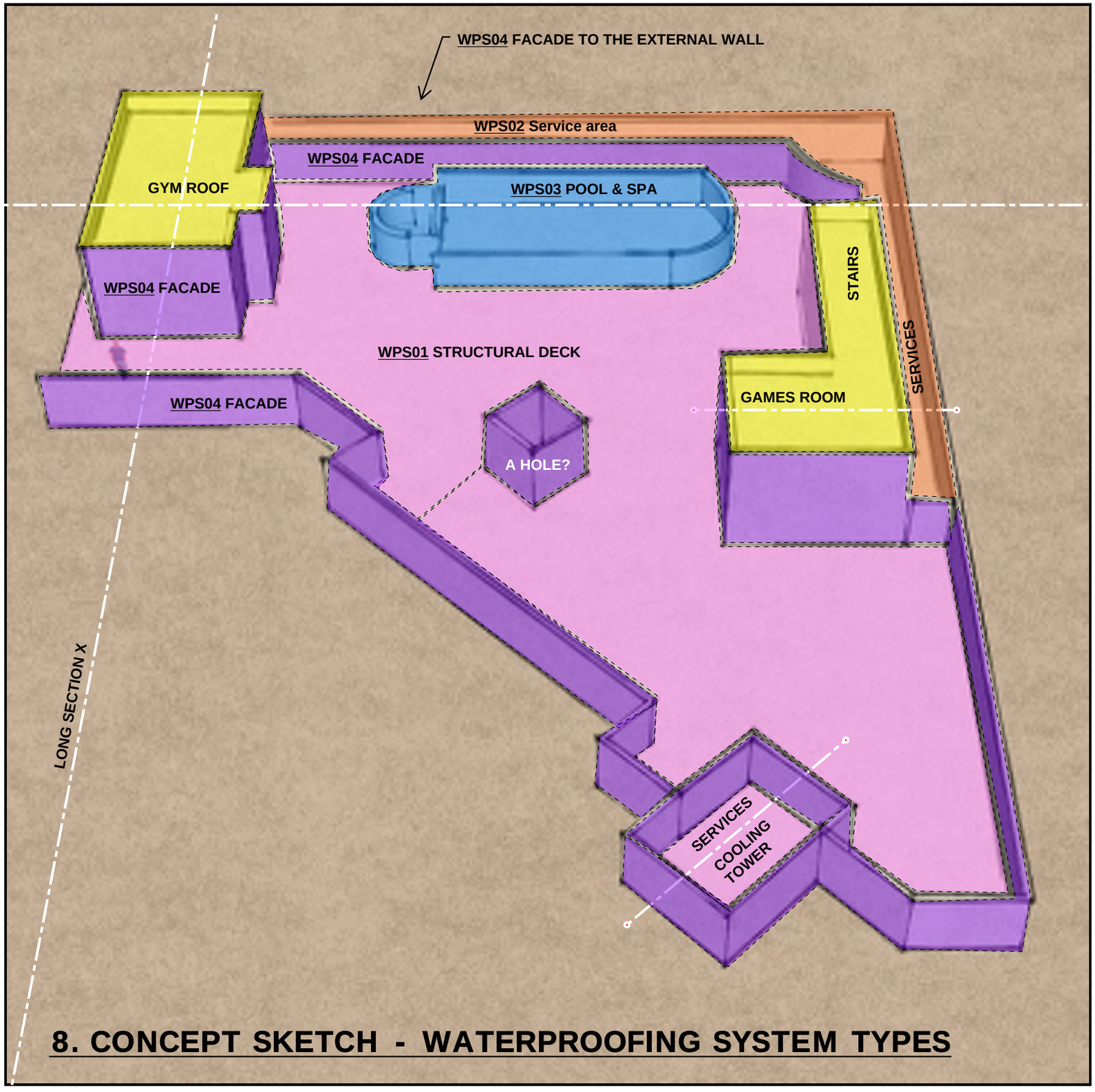

8. CONCEPT SKETCH - WATERPROOFING SYSTEM TYPES

NOTES:

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- Roofing,
- Landscape
- Facade Engineer

LEGEND:

- WPS 01 - STRUCTURAL DECK
- WPS 02 - VEGETATED AREA
- WPS 04 - FACADE
- WPS 03 - POOL AND SPA (IMMERSED)

PREPARED BY:

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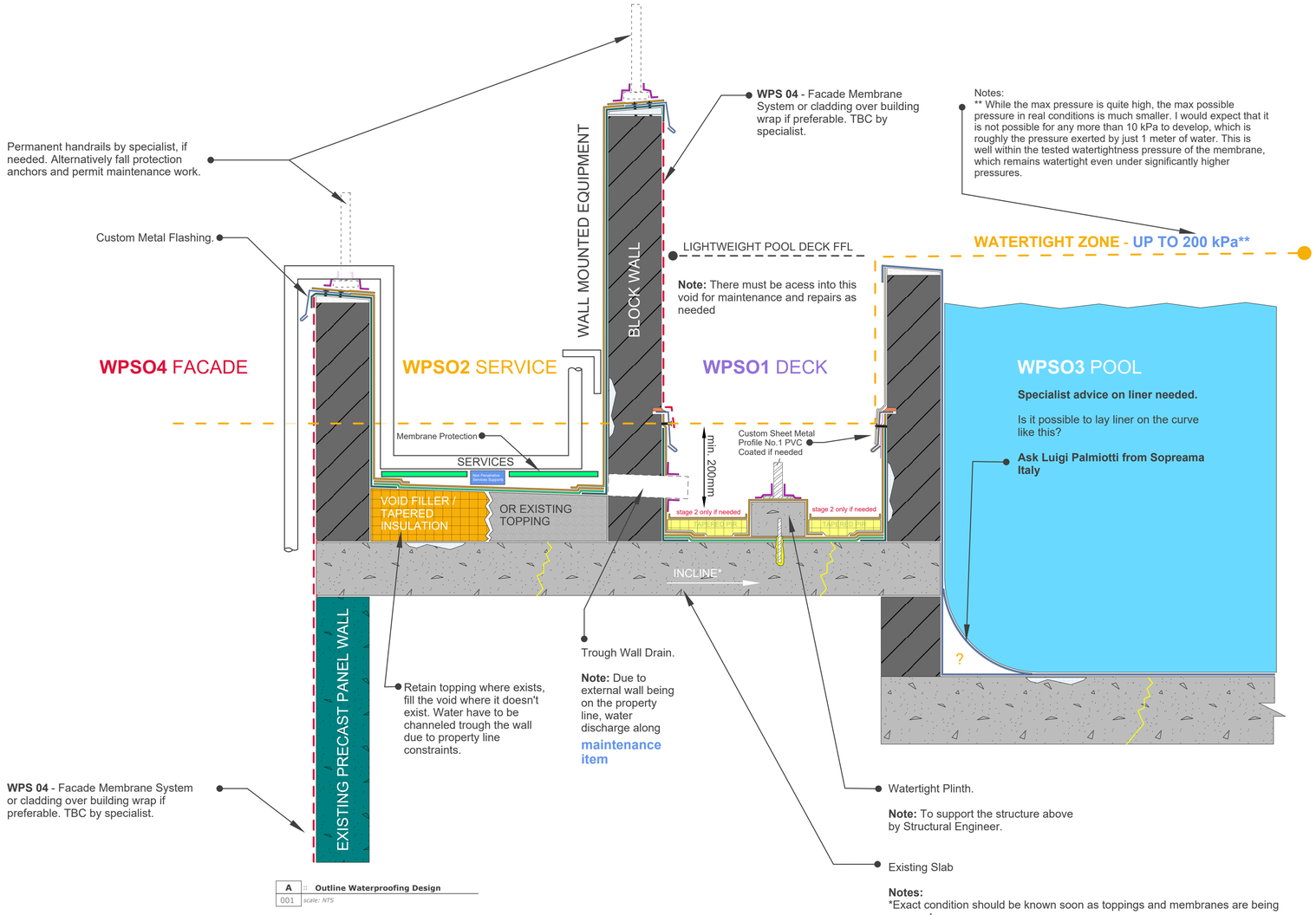
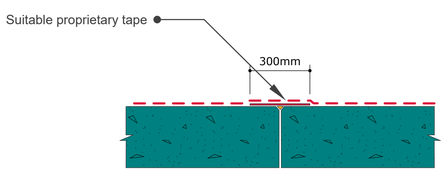
LEGEND

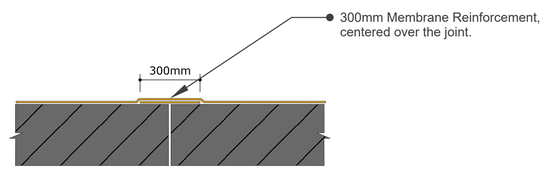
- LFX01
- LFX02
- LFX03
- LFX04
- LFX05
- LFX06
- LFX07
- LFX08
- LFX09



A :: Outline Waterproofing Design
001 scale: NTS



B :: Movement Joint Facade (in plan)
001 scale: NTS



C :: Movement Joint Facade (in plan)
001 scale: NTS

JAKUB JERZYNIAK

15. ATTACHMENT 5 - ADDITIONAL PRODUCT TECHNICAL DATA SHEET

WPA 230UV

WPA WATERPROOFING PRODUCTS AUSTRALIA 230UV WATER BASED POLYURETHANE MEMBRANE

Technical Data Sheet ISSUED DECEMBER 2023

PRODUCT DESCRIPTION

WPA 230UV is an elastomeric, one-part, fibre reinforced, water based polyurethane membrane, suitable for waterproofing shower recesses, bathrooms, laundries, decks, balconies and rooftops.

Recommended for:

- Wet areas and shower recesses
- Balconies and deck areas
- Exposed roof applications (Maintenance traffic only)
- Parapets and feature walls

FEATURES AND BENEFITS

- Class III membrane in accordance with AS 4654.1 & AS/NZS 4858
- Low VOC content
- Permanently flexible
- Excellent adhesion to a wide variety of substrates
- Single pack
- Quick drying
- Completely resistant to re-emulsification (when fully cured)
- Safe and easy to use
- UV stable

APPLICATION PROCEDURE

Substrates

WPA 230UV is suitable for concrete, render, screeds, block work, fibre-cement sheeting, wet area grade plasterboard, PPA certified structural and marine plywood and lightweight structural fibre cement sheeting.

Always contact the manufacturer if in any doubt about the suitability of the substrate.

Preparation

All surfaces to be waterproofed must be firm, clean, dry, sound and smooth. All laitance, grease, oil, wax, curing compounds, loose material, paint and any other contaminants which may reduce or prevent adhesion must be mechanically removed. Masonry surfaces must be pointed flush and surface defects repaired.

New concrete must be cured for a minimum of 28 days.

Render and cement screeds must be cured for a minimum of 7 days.

Fibre cement sheeting, water resistant plasterboard, PAA structural and marine plywood and lightweight structural fibre cement sheeting must be installed in accordance with the manufacturers installation requirements.

WPA 230UV requires a fillet (bond breaker) using WPA MS, WPA SPUR or Admil SupaSeal PU sealant at all horizontal and vertical transitions. For optimal performance, incorporate WPA Elastoband SG or WPA Butyl Tape at all transitions.

CodeMark Australia

CMI CERTIFICATION
Certificate CM40317
Certificate CM40318

Static Crack Treatment

For cracks less than 1mm, clean cracks thoroughly before filling with WPA MS, WPA SPUR or Admil SupaSeal PU. WPA 230UV cannot span gaps. For dynamic cracks/expansion joints and control joints, the use of WPA Elastoband SG or WPA Butyl Tape systems is recommended. Contact the WPA Technical Department for further advice.

Priming

Dry porous substrates must be primed with WPA 360 water-based or WPA SB solvent-based primers. Damp substrates with a RH of <75% must be primed with WPA 460 two-part epoxy primer. Substrates with an RH >75% must be primed with WPA 560 Moisture Seal.

Lightweight structural fibre cement sheeting must be primed with WPA 460 two-part epoxy primer or WPA 560 Moisture Seal. Non-porous substrates, such as metals or PVC must be primed with WPA 160 Non-Porous primer.

Apply the primer to the prepared substrate by using a brush or roller in accordance with the relevant product's Technical Data Sheet. Allow the primer to fully dry prior to commencing the application of WPA 230UV.

Application

WPA 230UV must be applied in accordance with the applicable provisions of the National Construction Code.

Prior to application, stir the contents thoroughly. Using a brush or roller, apply the first coat of WPA 230UV after the primer has sufficiently dried. Apply an even and consistent coat of approximately 0.75mm wet film thickness.

Once the first coat has dried, apply a second coat of WPA 230UV at right angles to the first coat. Apply an even and consistent coat of approximately 0.75mm wet film thickness.

WPA 230UV must be applied with a minimum of two coats to achieve a dry film thickness of not less than 1.0mm (1000 microns). Test the depth of coats with a wet film thickness gauge at regular intervals during installation.

Test the depth of coats with a wet film thickness gauge at regular intervals during installation.

Performance Data and Physical Properties @23°C & 55% RH

- Allow 2-4 hours between coats.
- Allow 48 hours drying time prior to tiling.
- Allow longer drying times in cool, damp or higher humidity conditions.
- Allow 7 days to fully cure.

Bayset Pty Ltd (trading as Waterproofing Products Australia)
PO Box 33 Archerfield BC QLD 4108
Phone: +61 7 3722 3822 **Email:** info@wpa-aus.com.au

WPA WATERPROOFING PRODUCTS AUSTRALIA

Technical Data Sheet ISSUED DECEMBER 2023

Wet Form

- VOC ..... 8 grams/litre
- Appearance ..... White or Grey
- Dry solid content ..... ~60%

Cured Film

- Elongation ..... >300%
- Water vapour transmission ..... 3.13g/M^2/24hrs
- Shore A Hardness 80-85

LIMITATIONS

Do not apply **WPA 230UV:**

- Over damp, wet or contaminated substrates
- If it is raining or if rain is imminent
- Directly over any existing coatings
- Directly over particle board flooring. (Ceramic tile underlay must be installed)
- Where the ambient or surface temperatures are below 10°C or greater than 35°C
- To areas subject to negative hydrostatic pressure or rising damp

To reduce the possibility of surface contamination, it is recommended that tiling be carried out as soon as the membrane has cured.

Clean Up

Clean tools and equipment with warm water and detergent while the membrane is still wet. Cured WPA 230UV can be cleaned with an alcohol based solvent or by mechanical means.

Packaging

15 litre plastic pails.

Coverage

1.5 litres per m^2 at 1mm dry film thickness (10m^2 per drum).

The coverage figures are theoretical due to wastage and depending on the porosity and profile of the substrate, coverage figures may be reduced.

Shelf Life

Unopened pails can be stored for up to 12 months in a cool, dry and weatherproof environment. If stored at high temperatures, the shelf life may be reduced.

SAFETY INSTRUCTIONS

For instructions on the safe use of WPA 230UV please refer to the latest version of the Safety Data Sheet available from our website www.wpa-aus.com.au.

WARRANTY CONDITIONS

Bayset Pty Ltd trading as Waterproofing Products Australia (Bayset) offers a limited warranty in respect of this product, subject to certain terms and conditions set out in the warranty documentation which has been made available at www.bayset.com.au. Please contact Bayset directly to obtain a copy of the warranty documentation relevant to this product.

DISCLAIMER

The technical information and application advice given in this Technical Data Sheet is based on the present state of Bayset Pty Ltd's best scientific and practical knowledge and is intended to give a fair description of the product and its capabilities. As the information contained herein is of a general nature, no assumption can be made as to a product's suitability for a particular use or application and no warranty as to its accuracy, reliability or completeness, either expressed or implied, is given other than those required by law. In practice, the substrate and environmental conditions vary widely, making it essential for the user to determine the product's suitability for a particular application and that the product is not used beyond its physical limitations. The user is responsible for checking the suitability of products for their intended use.

*NOTE

Field service where provided does not constitute supervisory responsibility. Suggestions made by Bayset Pty Ltd (trading as Waterproofing Products Australia) either orally or in writing may be followed, modified or rejected by the owner, engineer or contractor since they, and not Waterproofing Products Australia, are responsible for carrying out procedures appropriate to a specific application.Australia either orally or in writing may be followed, modified or rejected by the owner, engineer or contractor since they, and not Waterproofing Products Australia, are responsible for carrying out procedures appropriate to a specific application.

DOCUMENT CONTROL	
Product	WPA 230UV
Initial Issue	July 2011
Technical Amendment	December 2023
Author	SR

Technical Data Sheets are subject to change without notice.
For latest revision, check our website at www.wpa-aus.com.au

This is a CONTROLLED document under WPA's Quality System.

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