

Regatta Apartments Balustrade Care

Method Statement

Rationale:

The following is an owner's method statement on protecting the Aluminium Powder coat Balustrades present on your Balcony. Given the age and exposure of the railings present in the Building, this method statement seeks to provide assistance in maintain your external attachments to prolong their life.

Protecting aluminium externally is essential for several reasons:

1. **Corrosion Resistance:** Aluminium is naturally prone to corrosion, especially when exposed to moisture and certain environmental elements. A protective coating, such as wax, creates a barrier between the aluminium surface and external factors, reducing the chances of corrosion and extending the lifespan of the aluminium.
2. **Oxidation Prevention:** When exposed to air, aluminium can undergo oxidation, which leads to the formation of a dull, chalky layer on the surface. Applying a protective layer of wax helps prevent oxidation, keeping the aluminium looking fresh and shiny.
3. **UV Protection:** Ultraviolet (UV) rays from the sun can cause fading and degradation of aluminium surfaces over time. A layer of wax acts as a shield, protecting the aluminium from harmful UV rays and minimizing colour fading.
4. **Environmental Protection:** External aluminium surfaces are exposed to various environmental pollutants, dirt, and debris. Wax creates a smooth surface that makes it more challenging for dirt and contaminants to adhere to the aluminium, making it easier to clean and maintain.
5. **Enhanced Appearance:** Wax enhances the appearance of aluminium surfaces by providing a glossy and reflective finish. This can make the aluminium look more aesthetically pleasing and well-maintained.
6. **Easy Cleaning:** With a protective layer of wax, cleaning the aluminium becomes more manageable. The smooth surface allows dirt and grime to be easily wiped off, and any stains or marks are less likely to penetrate the wax barrier.
7. **Reduced Maintenance:** By protecting the aluminium externally, you can reduce the frequency of cleaning and maintenance required to keep it in good condition. Regular waxing can extend the time between cleanings and keep the aluminium looking its best.
8. **Longevity:** Overall, protecting aluminium externally with wax can significantly extend the longevity of the material, whether it's aluminium wheels, trim, outdoor furniture, or other aluminium components. The wax acts as a shield, preserving the original state of the metal and delaying signs of wear and tear.

Keep in mind that while wax provides a good level of protection, it is not a permanent solution. Over time, the wax will wear off and need reapplication. Therefore, regular maintenance and reapplication of the wax are crucial to ensure continuous protection and preservation of the aluminium surfaces.

Protecting aluminium with wax is a common practice to prevent oxidation and corrosion, as well as to enhance its appearance.

Prior to Application

1. Compile Products Required
2. Check existing condition of Balustrade. Do not proceed if paint has flaked.
3. Ensure Balustrade is cool and not in direct sunlight.

1. Materials

- Microfibre Wash Mitt
- pH neutral car wash & Water
- Bucket
- Clean Microfibre Towels
- Liquid Carnauba Wax

2. Surface Preparation

Before waxing commences all surfaces in the work area are to be gently washed clean of debris. Use a microfibre wash mitt with a mix of warm water and a ph. neutral carwash and gently clean the balustrade rails. Do not use hard strokes when washing the railings. The surface of the substrate must be clean, dry, and free of dirt, dust, grease oil and mildew. Ensure the substrate is clear of any defects, holes, cracks, and surface imperfections.

Allow the railing to fully dry prior to proceeding.

4. Application of Wax

Ensure the railing is dry and cool. Apply wax in shade to prevent the product from drying quickly on the surface.

Apply the liquid wax in accordance with the manufacturer's specifications. Apply wax to a clean dry microfibre rag. Liquid Carnauba Wax should be dry to touch immediately and should cure in approximately 24 hours. Apply and gently trowel into the surface until liquid disappears. Ensure even coverage. After the wax has dried to a haze (usually after a few minutes), use a clean microfiber towel to buff off the wax.

Follow the instructions provided by the carnauba wax product you are using

Disclaimer:

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