

Project: Largo Rodrigues de Freitas no 4 e 5 e Beco da Lage no 4, 1100-455 Lisboa

Report Number: Freiras - 25



YAO TENG FGI
Property Development

Construction Progress Report

Monthly Period Reporting

Start: Sunday, 01 September 2024 End: Tuesday, 31 December 202

Builder

LADRILLO S.A - Construção, Remodelações e Projecto

Current Process

Description of work

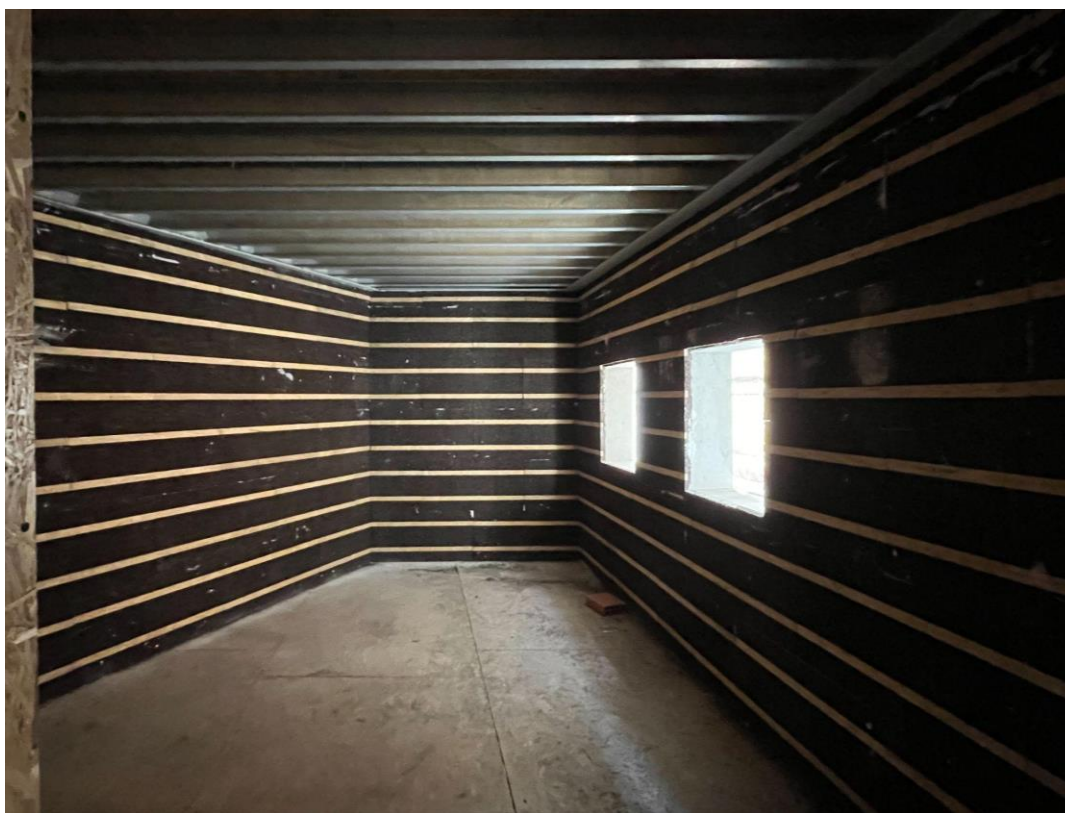
1. Continuing placing insulation on walls
2. Demolishing ground-floor walls
3. Assembling staircase steel structure
4. Working on the sewage system
5. Working on the roof
6. Repairing building facade and painting on it

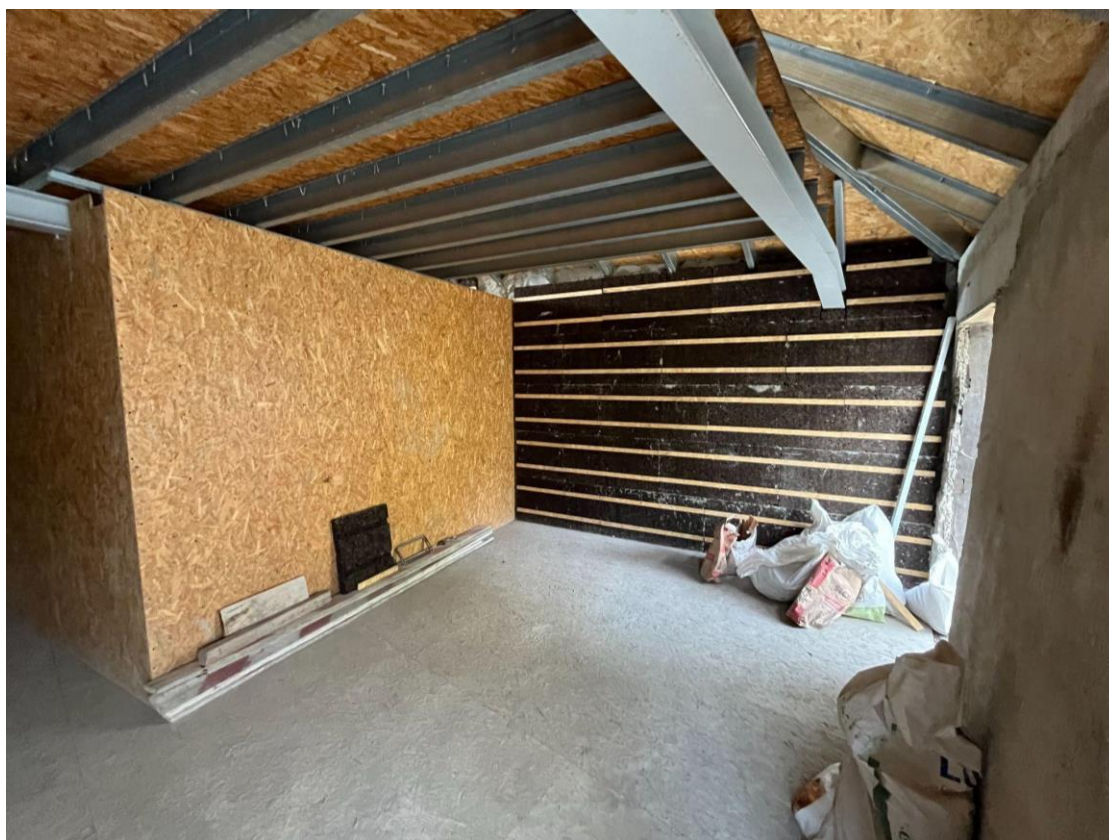


Process Photos





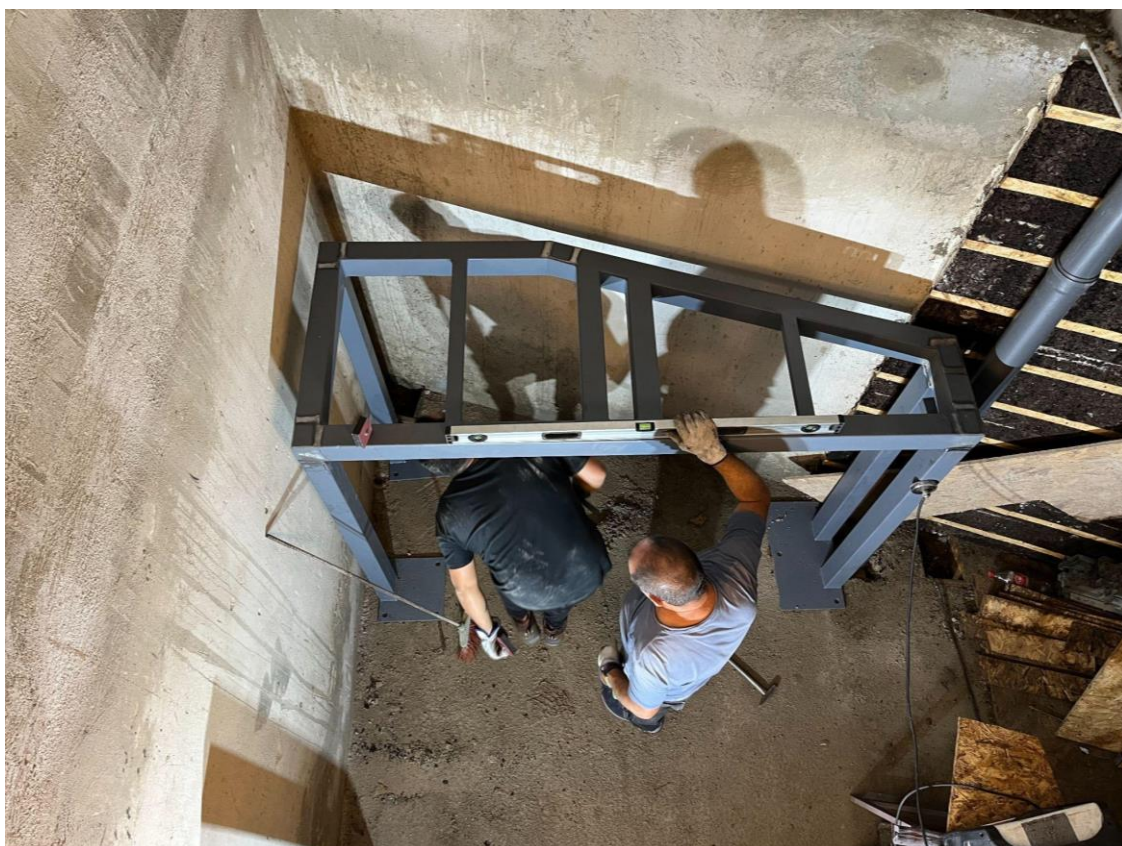






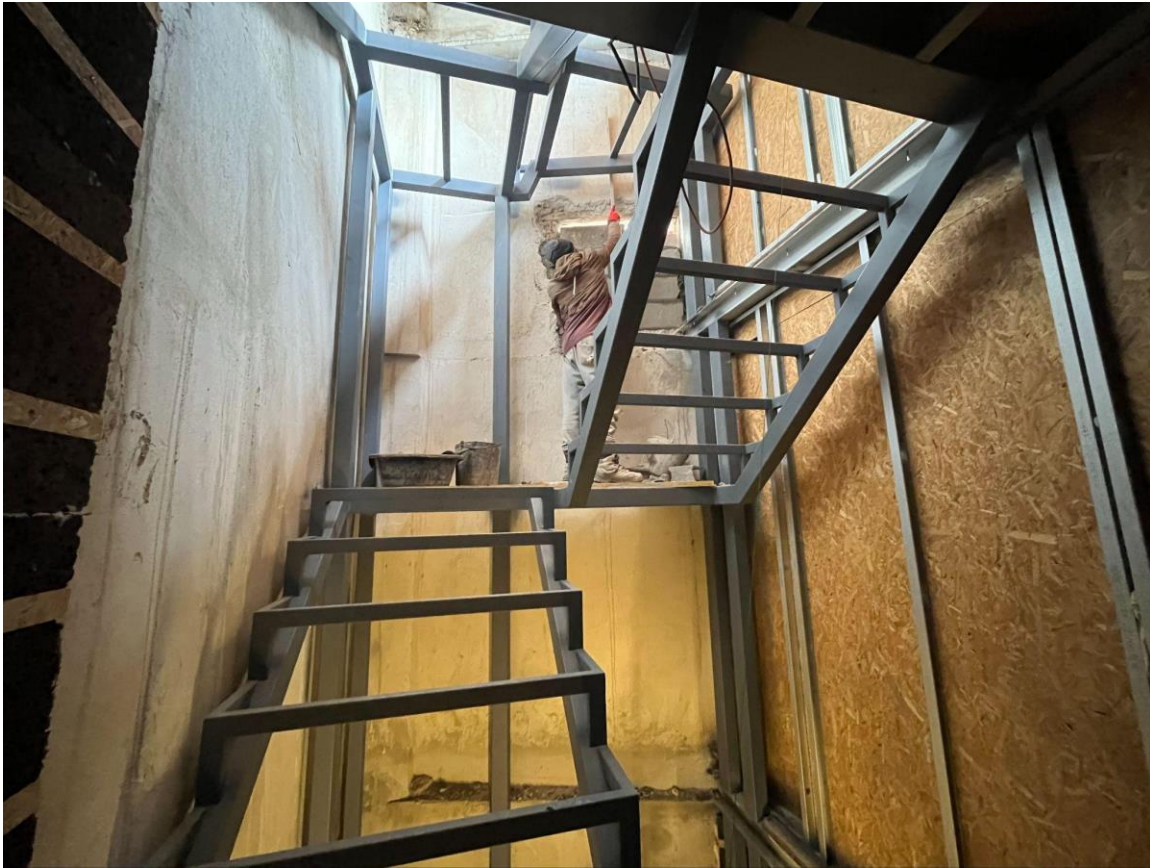
As detailed in the previous report, the construction team started the installation of insulation on the apartment exterior walls in August. This work progressed into September, following a sequential approach starting with the 1st, 2nd, and 3rd floors, as well as the attic, while excluding the ground floor. The insulation was installed to improve the building's thermal performance and soundproofing, ensuring enhanced energy efficiency and occupant comfort.







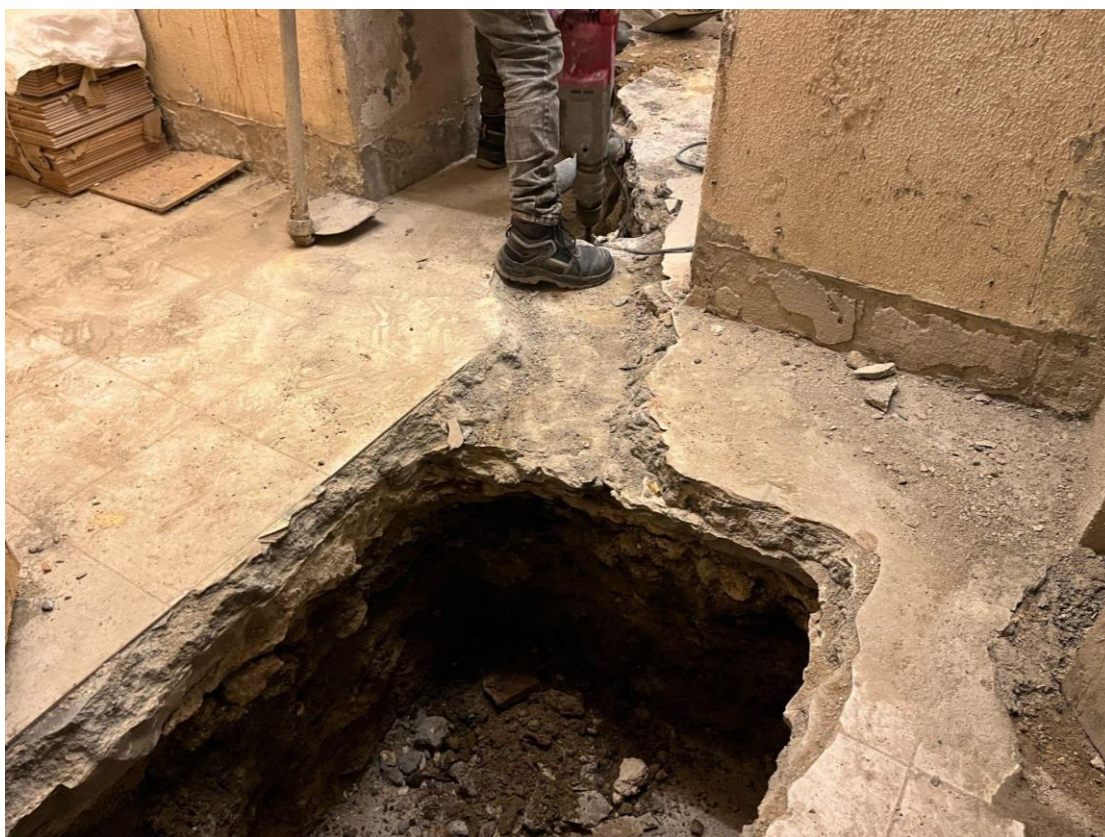




In October, the construction team began the step-by-step assembly of the staircase steel structures for both the main building and the duplex apartments. The process involved an organized approach, beginning with the pre-assembly of individual components to ensure precision and quality. Once the parts were fully prepared, they were systematically installed and securely attached to the building framework. This methodical workflow not only ensured structural integrity but also streamlined the overall assembly process, adhering to the construction efficiency and safety.









The construction team began work on the sewage network in October while demolishing part of the non-structural ground-floor walls. During this phase, the sewage box of the system was relocated to optimize its position within the overall infrastructure.

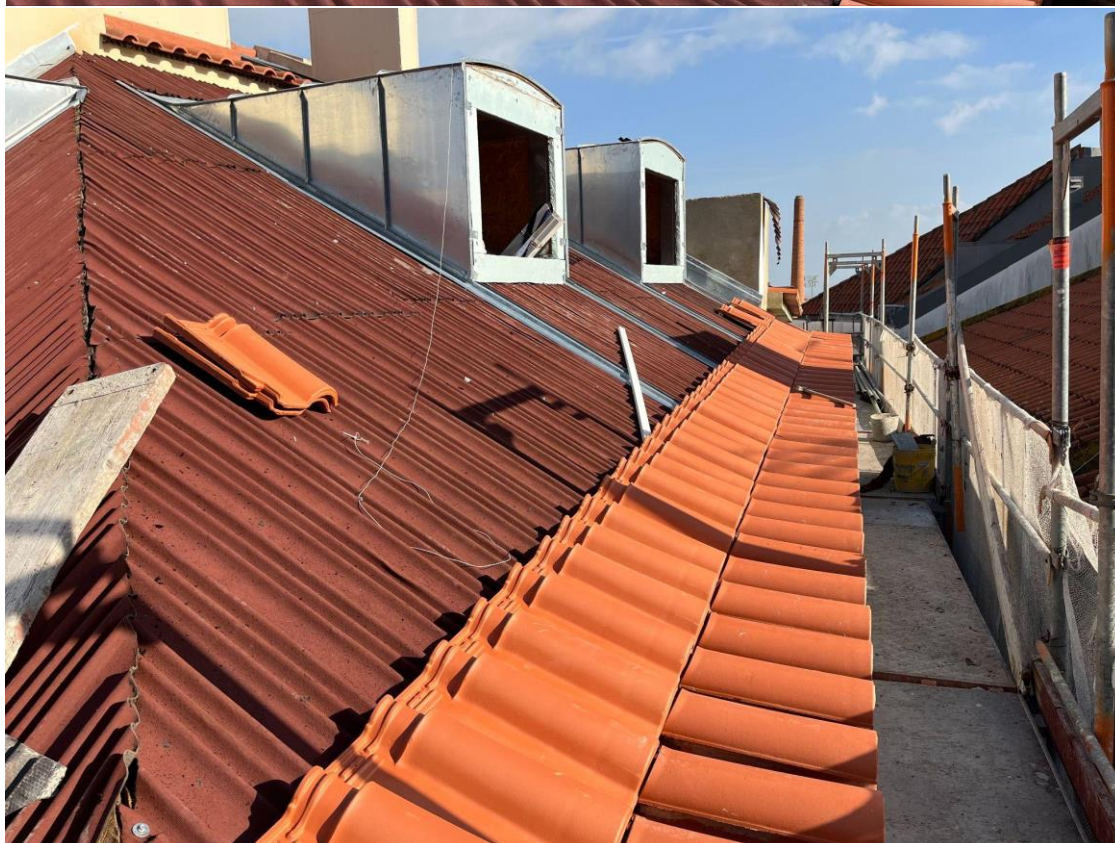
In November, the team advanced to the next stage of the process. Builders meticulously formed the sewage box using reinforced concrete, ensuring alignment with design specifications. This stage focused on achieving both structural integrity and compliance with regulatory standards, contributing to a functional sewage network for the building.

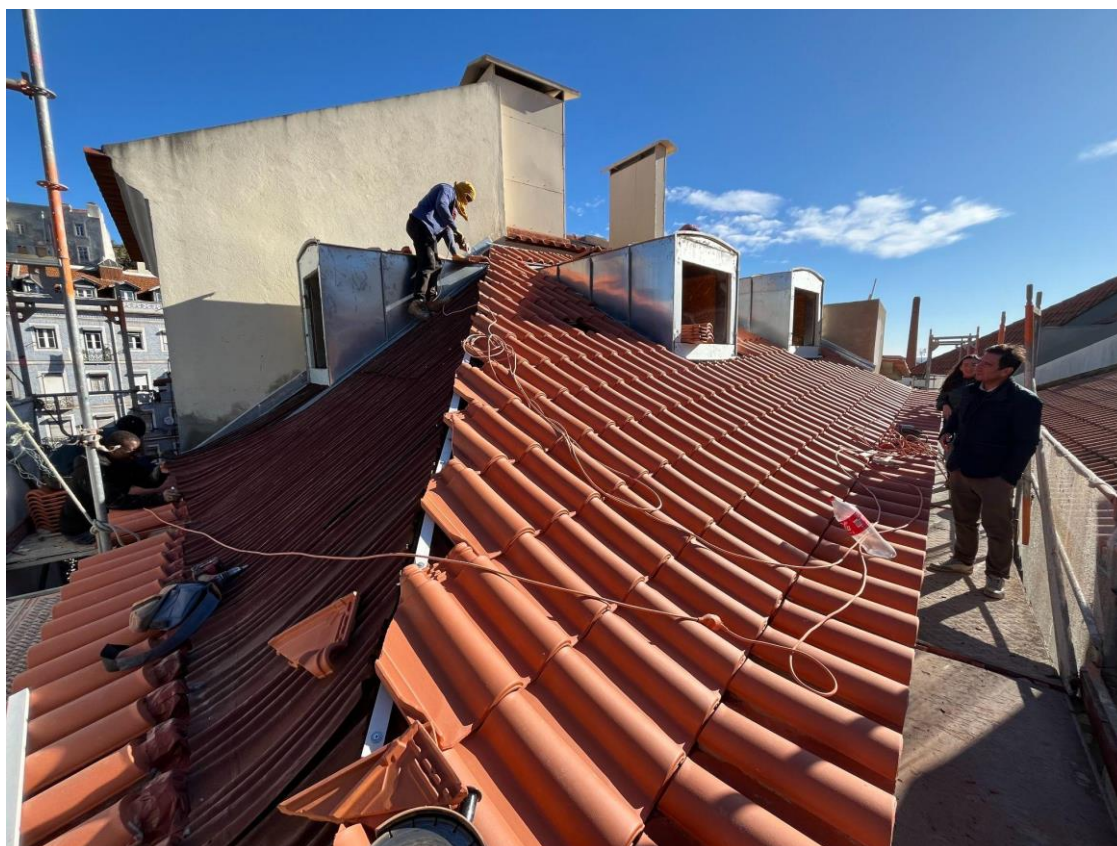














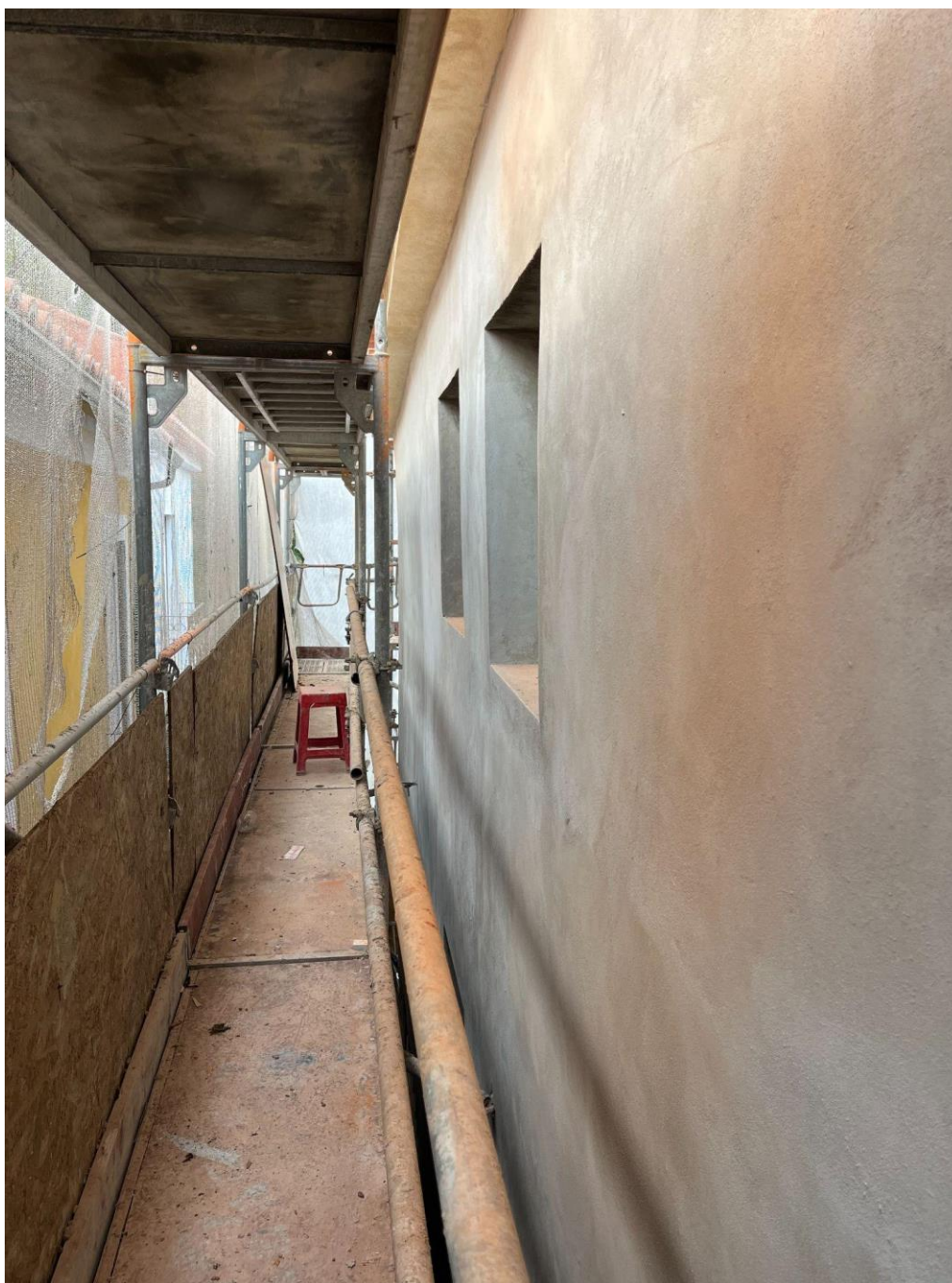
In October and November, the construction team continually maintained a focus on completing the roof. Following the successful installation of sub-tiling materials on the roof panels, they proceeded to install insulation around the dormer windows. Subsequently, zinc cladding was applied to the dormers, adding both durability and aesthetic appeal.

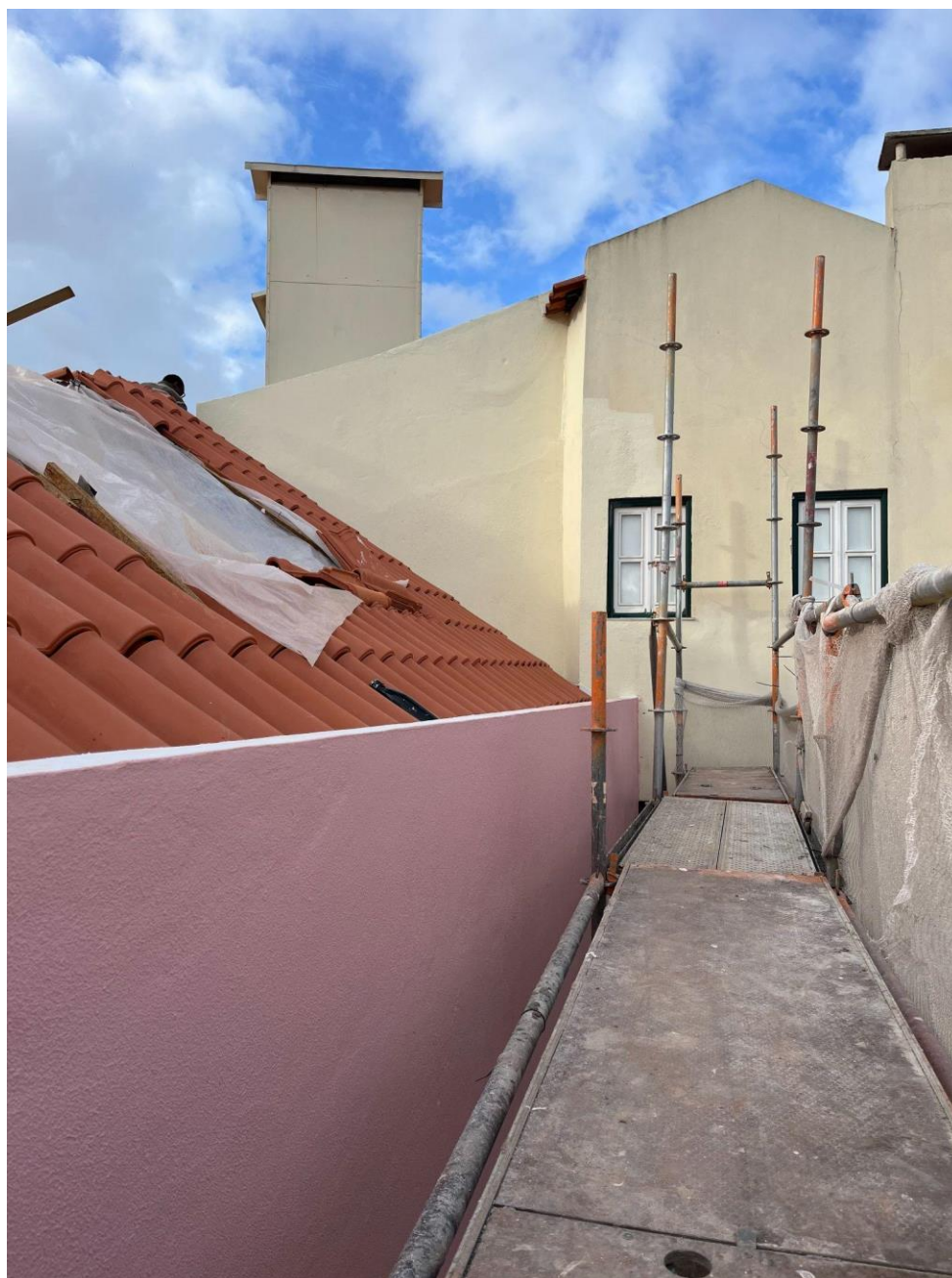
Simultaneously, the team began tiling the roof with traditional red roof tiles carefully, preserving the building's classic architectural character. In addition to these tasks, they constructed a stormwater drainage system along the roof edges, designed to manage rainwater efficiently and prevent water accumulation. This comprehensive approach ensured the roof's functionality, durability, and visual harmony with the building's design.













In November, the construction team began work on the façade repairs, focusing on restoring the exterior. They started with the careful removal of the existing plaster, preparing the surface for refurbishment. After completing the removal, they applied new plaster to the surface and filled in any gaps, to create a smooth and even surface. Following that, the team applied the first layer of paint in a white shade, then in pink, preparing the façade for further finishing.