



CASE STUDY

CANNING VALE RESIDENCE

CANNING VALE, WA

As a result of a lightning strike to the property, a devastating fire broke out causing extensive destruction to approximately 40% of this substantial family home in Canning Vale WA. Major damage was confined predominantly to the kitchen area as well as the roof and ceilings of the property following the spread of the blaze.

Following the initial isolation of electrics and plumbing and a complete clean of the property, the team were able to commence reinstatement works having gained complete visibility of the extent of the damage. The Bay Building Services Perth team worked quickly to remove all fire damaged components of the property including the roof cover, frame, guttering as well as all internal and external brick walls, damaged as a result of the fire.

The specific building repairs carried out across the home involved comprehensive internal and external reinstatement works. Internal works included the replacement of affected plaster and brick walls, removal and replacement of affected flooring, joinery works within the kitchen, as well as carpentry, cabinetry and electrical works throughout the property. External works involved the cleaning and replacement of damaged roof tiles, removal, replacement and painting of the guttering and brickwork, replacement of eaves and lintels, as well as door and window joinery. Due to water and smoke damage, the team were also required to repaint the majority of the property, ensuring it was returned to its pre-disaster condition.

The project took just three months to complete, with a dedicated Bay project manager appointed for the duration of the repairs to oversee the trades and ensure that all repairs were programmed and carried out in the required and optimal timeframe. This meant that the family who live in the home were able plan their temporary accommodation precisely and move back in to their 'new' home in optimal time, keeping financial and emotional impact to a minimum.



PROJECT TYPE: Domestic Repair & Rebuild
PROJECT LOCATION: Canning Vale, WA
PROJECT VALUE: \$170K
BBG TEAM: Bay Building Services Perth

