



## CASE STUDY

### WESTMEADOWS TOWNHOUSES REPAIR & REBUILD WESTMEADOWS, VIC

As a result of extensive fire damage caused by arson, two adjoining townhouses on Fawkner Street in Westmeadows were virtually destroyed, leaving the slab of one building as the only surviving element. This degree of destruction required Bay to execute an almost complete rebuild on both properties, all of which needed to be carried out while minimising disturbance and ensuring the stability of adjacent (and connected) properties.

All Bay Building Group businesses were utilised, along with additional subcontractors, for the repairs and rectification of these architecturally designed homes. Bay Building Services and Flooring Services Australia provided all building and flooring solutions while Linx Content Services ensured a complete interior clean prior to work commencing and a builders clean when building works were complete.

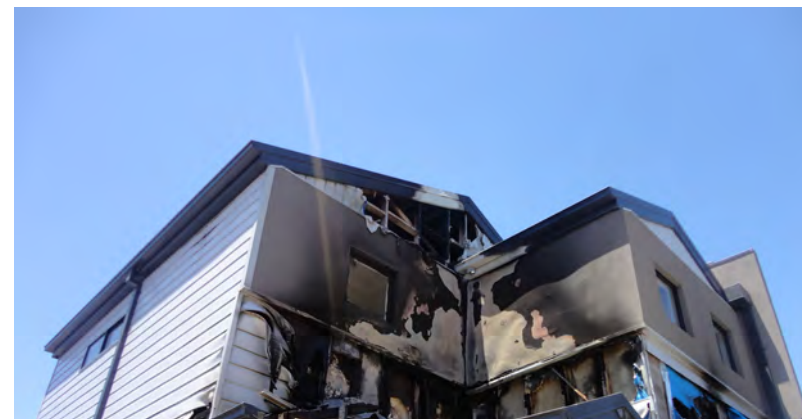
The specific building repairs carried out across both townhouses involved replacement and installation of all timber wall framing, three distinct types of external cladding, timber and steel beams, glazing, roofing, tiling, brickwork, fascias, guttering, staircases and balustrades, garage doors, ducted heating and vacuuming systems, as well as the replacement of all fixtures and fittings. The damaged premises and adjoining townhouses required pressure cleaning, steam cleaning, mould treatment, and smoke encapsulation as well as a new render coat to the ground and first levels.

The job took five months to complete with a permanent crew of six Bay tradesmen throughout the duration of the repairs. Bay ensured that all work was programmed and carried out in the required and optimal timeframe for all parties. Upon completion of the works and after carrying out the final builders clean of the premises, the Bay crew vacated allowing the eager new residents to move into their homes.



**THE COMPLETELY REPAIRED AND REBUILT WESTMEADOWS TOWNHOUSES READY TO WELCOME RESIDENTS, FEBRUARY 2013**

**PROJECT: Westmeadows Townhouses**  
**LOCATION: Fawkner Street, Westmeadows**  
**BUILDING TYPE: Residential**  
**PROJECT VALUE: \$600k**



**THE RESULT OF A DEVASTATING ACT OF ARSON, NOVEMBER 2012**