



CASE STUDY

WEC INTERNATIONAL CLAYFIELD, QLD

Following a large hailstorm that swept through South East Queensland in November 2014, this heritage listed commercial property sustained severe storm and hail damage. As a result, 1600 square metres of damaged roofing across 5 buildings had to be removed and replaced including flashings, battens, valleys and box gutters. 4 buildings required a total metal re-roof, while the 5th building required a complete roof tile replacement.

As this heritage listed building was being used as a mission home, it was imperative the Queensland Bay team was able to implement a plan to minimise business interruption, while also ensuring extra care and supervision took place to prevent additional damage to the building. Prior to works commencing, the team developed a detailed schedule for the project. Whilst on site, they were then able to devise a more efficient repair schedule allowing for completion to be achieved within 4 weeks instead of 5 weeks, despite several rain delays.

Due to the careful planning put into the project, the site was never out of use and the team was able to avoid any business interruption. As there were a couple of pre-planned events during repairs where the premises were hired out, the team had to ensure the areas were clear and safe for the patrons. This required good housekeeping including segregation of work and storage areas, clear signage and ensuring good communication at all times.

Upon completion of repairs, the team completed a very thorough roof inspection once all the roofs were replaced to confirm that they were water tight and complied with building code. During the repairs, the trades banded together to ensure the swift delivery of the project. All trades showcased their exceptional skills which were required due to it being a heritage listed building and the complexity of the roof. The owner was extremely happy that the building was brought back to its pre-storm condition without the heritage components being compromised, and the project was delivered earlier than expected.



CAREFUL PLANNING ENSURED THIS HERITAGE LISTED PROPERTY WAS BROUGHT BACK TO ITS FORMER GLORY

BBG TEAM: Bay Building Services Queensland
PROJECT TYPE: Storm rectification works
PROJECT SIZE: 1600m²
BUILDING TYPE: Commercial property
PROJECT VALUE: \$133k



THE ROOFS OF ALL 5 BUILDINGS ON THE PROPERTY WERE SEVERLEY DAMAGED