

3 STOREY FIRE DAMAGE BELAIR, SA

Fire caused by underfloor heating caused extensive damage to 75% of this beautiful residential home. The Bay Building Major Projects team were brought in to complete not only the reinstatement of this high end home but to complete private works as well.

The family relocated while the works were completed, however returned frequently to maintain the extensive garden. The insurer's intent was to not move back into the property, but to sell once the reinstatement and private works were finished.

Asbestos was identified at the original inspection and specialist removal was organised at commencement of works. Once removed, demolition began on the unsalvageable areas of the home. The home is 3 storeys, which required scaffolding to complete exterior works and to reinstate floor/ceiling to the ground bedroom internally.

There were some specialist trades included in the reinstatement process such as a specialist stonemason to reinstate Heritage stone on the rear external wall to match existing and a specialist leadlight trade to repair and reinstate Heritage windows.

The Major Projects Team assisted in completing private works to facilitate the architect's design and finishes. Private works included painting level one, plaster and painting to level two, high end finishes to the kitchen and eastern bathroom, replacement of flooring in bedroom and roof structure as per engineer's report.

The end result meant that the property was reinstated to its original state, put on the market and subsequently sold.



BBG TEAM: Bay Major Projects
PROJECT TYPE: Fire Damage Reinstatement
PROJECT SIZE: 695m²
BUILDING TYPE: Residential Home
PROJECT VALUE: \$678,000 (inc private works)

